

**MOORE COUNTY PLANNING BOARD  
REGULAR MEETING  
THURSDAY, MAY 7, 2015, 6:00 PM  
MOORE COUNTY HISTORIC COURTHOUSE – 2<sup>nd</sup> Floor**

**CALL TO ORDER – 6 PM**

**INVOCATION – (Member Volunteer)**

**MISSION STATEMENT – (Member Volunteer)**

**I. PUBLIC COMMENT PERIOD** (*Procedures are attached*)  
Please sign up on the Public Comment Sign In sheet near the door

**II. APPROVAL OF CONSENT AGENDA**

All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:

- A. Approval of Meeting Agenda
- B. Approval of Minutes of April 16, 2015
- C. Consideration of Abstentions

**III. PUBLIC HEARING**

**Planning Board Chairman opens Public Hearing #1**

1. The applicant, Fred Hobbs, is seeking approval of amendments to the application and land development plan for the Pine Forest Planned Unit Development-Hamlet (PUD-H) fronting on both NC Hwy 211 and NC Hwy 73 on parcels (ParID: 00015770, 00020641, 00020654, 00020660, 00020634, 00020645, 00020658, 98000728, 00020750, 00020652, 20080013, 00023428, 00015773, 00015974, 00020752, 00020757) owned by MHK Ventures Inc. as identified in Moore County tax records. These parcels consist of approximately 1,652 acres. (*Debra Ensminger presenting*)

**Planning Board Chairman calls proponents and opponents forward for Public Hearing #1 (one at a time)**

**Planning Board Chairman opens the floor for discussion and a motion regarding Public Hearing #1**

**Planning Board Chairman closes Public Hearing #1**

**Planning Board Chairman opens Public Hearing #2**

2. The applicant, Enerparc, Inc. is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility on Yow Road in the Sheffield Township on a parcel (ParID 00013870) owned by Jennifer Hamrick as identified in the Moore County tax records. The parcel is approximately 44.75 acres. (*Theresa Thompson presenting*)

**Planning Board Chairman calls proponents and opponents forward for Public Hearing#2 (one at a time)**

**Planning Board Chairman opens the floor for discussion and a motion regarding Public Hearing #2**

**Planning Board Chairman closes Public Hearing #2**

**IV. OTHER BOARD MATTERS**

**V. PLANNING DEPARTMENT REPORTS****VI. BOARD COMMENT PERIOD****VII. UPCOMING EVENTS**

- Tuesday, May 19, 2015 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.
- Thursday, June 4 , 2015 6:00 PM Planning Board Meeting to be held at the Historic Courthouse in Carthage

**VIII. ADJOURNMENT**

*Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is given to the County.*

*Please see attached procedures for the Public Comment Period and public comment during Public Hearings*

## **PUBLIC COMMENT PROCEDURES MOORE COUNTY PLANNING BOARD**

*The Moore County Planning Board is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Board during the Public Comment Period shall be subject to the following procedures:*

- 1. The Public Comment period will be held at the beginning of the Board meeting. The comment period will be limited to a maximum of thirty minutes*
- 1. Persons who wish to address the Board during the Public Comment Period will register on a sign-up sheet available on the table outside the entrance door to the Meeting Room indicating contact information and topic. Sign-up sheets will be available beginning 30 minutes before the start of the meeting. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 2. Each person signed up to speak will have three (3) minutes to make his/her remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to him/her by another individual who has also signed up to speak on a particular topic.*
- 1. Speakers will be acknowledged by the Board Chairperson in the order in which their names appear on the sign up sheet. Speakers will address the Board from the lectern at the front of the room and begin their remarks by stating their name and address.*
- 2. Public comment is not intended to require the Board to answer any impromptu questions. Speakers will address all comments to the Board as a whole and not one individual member. Discussions between speakers and members of the audience will not be allowed.*
- 3. Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of Moore County shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.*
- 4. Only one speaker will be acknowledged at a time. If the time period runs out before all persons who have signed up get to speak, those names will be carried over to the next Public Comment Period.*
- 5. Any applause will be held until the end of the Public Comment Period.*
- 6. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Chairperson.*
- 7. Information sheets outlining the process for the public's participation in Board meetings will also be available in the rear of the Meeting Room.*
- 8. Action on items brought up during the Public Comment Period will be at the discretion of the Board.*

*Adopted on the 4<sup>th</sup> day of February, 2010 by a 8 to 1 vote of the Moore County Planning Board*

**MOORE COUNTY PLANNING BOARD  
PUBLIC HEARINGS PROCEDURES**

*The Moore County Planning Board serves the public as well as the Board of Commissioners. During each public hearing a special time has been set aside for the purpose of receiving comments and suggestions. To insure that comments and suggestions are productive and not unnecessarily long, procedural rules for conducting public hearings are necessary. The following procedural rules will be utilized during public hearings of the Moore County Planning Board:*

- 1. Anyone who would like to address the Board during a public hearing should register on the appropriate sign-up sheet indicating their name and address. Sign-up sheets will be available on the table outside the entrance door to the Meeting Room 30 minutes before the start of the meeting. Information sheets outlining the process for the public's participation in Board meetings and public hearings will also be available. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 2. Each speaker will be called by the Chairman to the lectern, will state their name and address clearly into the record before providing their comments.*
- 3. Speakers will address all comments to the Board as a whole and not to any one individual member. Speakers will be respectful, courteous, refrain from personal attacks and the use of profanity.*
- 4. Any applause will be held until the end of the public hearing.*
- 5. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Secretary.*
- 6. Action on items brought up during the public hearing will be at the discretion of the Board.*

*Adopted on the 5<sup>th</sup> day of May, 2011 by a 9 to 0 vote of the Moore County Planning Board*



**MINUTES**  
**MOORE COUNTY PLANNING BOARD**  
**THURSDAY APRIL 16, 2015, 6:00 PM**  
**MOORE COUNTY HISTORIC COURTHOUSE – 2<sup>nd</sup> FLOOR**

**Board Members Present:** Aaron McNeill (Vice Chairman), Joesph Garrison, Eli Schilling, Rich Smith, Gene Horne, Eddie Nobles

**Board Members Absent:** Buck Mims (Chair), Scott McLeod, Robert Hayter

**Staff Present:** Debra Ensminger, Planning Director  
Theresa Thompson, Planner  
Tim Emmert, Planning Supervisor  
Brenda White, Deputy County Attorney  
Lydia Cleveland, Administrative Officer II

**CALL TO ORDER**

Planning Board Vice Chairman Aaron McNeill called the meeting to order.

**INVOCATION**

Board Member Eddie Nobles offered the invocation.

**MISSION STATEMENT**

Board Member Eli Schilling read the Moore County Mission Statement.

**PUBLIC COMMENT PERIOD**

There was no public comment.

**APPROVAL OF THE CONSENT AGENDA**

- A. Approval of Meeting Agenda
- B. Approval of Minutes of March 5, 2015
- C. Consideration of Abstentions

Board Member Schilling motioned to approve the Consent Agenda and the motion was seconded by Board Member Gene Horne. The motion passed unanimously (5-0), Rich Smith was absent at the time of the vote.

## **PUBLIC HEARING(s)**

Vice Chairman McNeill opened public hearing #1

***The applicant, Kenneth Culler, is seeking a Conditional Use Permit for the use of an Automobile Sales Business located in Seven Lakes on two adjacent parcels (ParID 00017369 & 00014378) with a MacDougall Drive address owned by Bruce & Shirley Donaldson as identified in Moore County tax records.***

Planner, Theresa Thompson presented background information provided in the Board packet staff report and supporting documents as well as the purpose of the request submitted by the applicant. Ms. Thompson added that goal 1.7 of the Moore County Land Use Plan is also met through this request and should be added as part of staff findings. Ms. Thompson stated the four findings of fact have been met and this information is included in the staff report as well. Ms. Thompson also requested that the following statement be added to the motion; “should the Zoning Administrator, Building Inspector, Environmental Health, or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary”. Ms Thompson concluded her presentation and asked for further questions.

The Board held no discussion and no additional people spoke on the matter.

Board Member Nobles made a motion to endorse the Moore County Board of Commissioners to approve the Conditional Use Permit for the use of an Automobile Sales Business on the parcels known as ParID# 00017369 & 000143 and should the Zoning Administrator, Building Inspector, Environmental Health, or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary. The motion was seconded by Board Member Gene Horne, and motion passed unanimously (6-0)

Vice Chairman McNeill closed public hearing #1

Vice Chairman McNeill opened public hearing #2

***The applicant, Pristine Sun Fund 12, LLC, is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility on Jason Road in the Sheffield Township on a parcel (ParID 00009291) owned by Cynthia Dabestani as identified in the Moore County tax records.***

Planner, Theresa Thompson presented background information provided in the Board packet staff report and supporting documents as well as the purpose of the request submitted by the applicant. Ms. Thompson stated the four findings of fact have been met and this information is included in the staff report as well Ms. Thompson also requested that the following statement be added to the motion; “should the Zoning Administrator, Building Inspector, Environmental Health, NC DOT or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary”. Ms Thompson concluded her presentation and asked for further questions.

Ms. Heather Peterson spoke on behalf of the applicant and stated that she was present to answer any questions that the Board may have regarding the request. Ms. Peterson further stated that she visited the site earlier in the day to review all items that were presented on the site plan and application are still current, in which Ms. Peterson confirmed this as fact.

The Board held no further discussion.

Board Member Schilling made a motion to endorse the Moore County Board of Commissioners to approve the Conditional Use Permit for the use of a Solar Collector Facility on the parcel known as ParID# 00009291 and should the Zoning Administrator, Building Inspector, Environmental Health, NCDOT or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary. The motion was seconded by Board Member Joseph Garrison and motion passed unanimously (6-0)

Vice Chairman McNeill closed public hearing #2

Vice Chairman McNeill opened public hearing #3

***The applicant, Vass Solar 2 LLC, is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility on Morrison Bridge Road in the Little River Township on a parcel (ParID 00042822) owned by Lewis and Edith Foster as identified in the Moore County tax records.***

Planner, Theresa Thompson presented background information provided in the Board packet staff report and supporting documents as well as the purpose of the request submitted by the applicant. Ms. Thompson stated the four findings of fact have been met and this information is included in the staff report as well Ms. Thompson also requested that the following statement be added to the motion; “should the Zoning Administrator, Building Inspector, Environmental Health, NC DOT or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary”. Ms Thompson concluded her presentation and asked for further questions.

Vice Chairman McNeill called forward those who signed up to speak for or against the proposed application.

Citizen Steven Athens who is an adjacent property owner stated that he is not necessarily for or against the project he is just concerned about the future. Due to his concerns Mr. Athens presented the Board with questions that he hoped the applicant or the Board could answer. His questions included what type of chemicals may potentially leak from the panels and what type will be used to maintain the brush. Mr. Athens also wanted to know if damaged or unused panels are removed from the site and if there is a sufficient bond to cover the removal of the panels.

Dave Neill a representative of Vass Solar 2 LLC wanted to speak a little about this project as well as answer some of Mr. Athens questions. Mr. Neill stated that this project will be completely owned and operated by Vass Solar 2 LLC. In reference to Mr. Athens

questions the technology that will be used is very new and does not have the leak potential as some of the older models may have had. Mr. Neill further stated that the impervious surface of this project is about 4%, no proprietary sprays will be used, and any panel that does operate as spec will be moved off the site.

Kevin Norman the landscape architect associated with this project explained that additional buffering was added to the road frontage to help with coverage. This addition was added in response to past requests of additional buffering.

Citizen Lois Womack stated that she owns property in the southeast corner of the proposed site and because she currently in the process of selling the property wanted to know if there would be any impact to the property value.

Tom Hester the appraiser of this site responded to Ms. Womack's question regarding property value and explained his process of appraisal. Mr. Hester explained that site as well as other solar farms do not have some of the main characteristics that would affect an adjacent property. He further explained that after his investigation he did not find any negative impacts on property value to adjacent owners.

Board Member Rich Smith commended the applicant for adding the additional buffering.

The Board held no further discussion.

Board Member Schilling made a motion to endorse the Moore County Board of Commissioners to approve the Conditional Use Permit for the use of a Solar Collector Facility on the parcel known as ParID# 00042822. and should the Zoning Administrator, Building Inspector, Environmental Health, NCDOT or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary. The motion was seconded by Board Member Garrison and motion passed unanimously (6-0)

Vice Chairman McNeill closed public hearing #3

Vice Chairman McNeill stated that public hearing #4 has been requested by the applicant to be removed from consideration.

## **OTHER BOARD MATTERS**

No Board Matter was discussed.

## **PLANNING DEPARTMENT REPORTS**

Planning Director Debra Ensminger stated the UDO review is still continuing and staff welcomes any comments from the Board. Ms. Ensminger also welcomed Mr. Garrison to the Board and mentioned that the Pineforest application has been requested to be amended and this will come before the Planning Board in May.

## **BOARD COMMENT PERIOD**

Vice Chairman McNeill welcomed Board Member Joseph Garrison to the Planning Board.

## **ADJOURNMENT**

With no further comments Vice Chairman McNeill asked for a motion to adjourn. Board Member Schilling made a motion to adjourn, the motion was seconded by Board Member Horne. The motion passed unanimously (6-0).

Respectfully submitted by,

Lydia Cleveland  
Administrative Officer II

**MEMORANDUM TO THE PLANNING BOARD**

**FROM:** Debra Enslinger  
Planning & Transportation Services Director

**DATE:** April 7, 2015

**SUBJECT:** Amendments to Application and Land Development Plan, Pine Forest  
Planned Unit Development

**PRESENTER:** Debra Enslinger

**REQUEST**

The applicant, Fred Hobbs, is seeking approval of amendments to the application and land development plan for the Pine Forest Planned Unit Development-Hamlet (PUD-H) fronting on both NC Hwy 211 and NC Hwy 73 on parcels (ParID: 00015770, 00020641, 00020654, 00020660, 00020634, 00020645, 00020658, 98000728, 00020750, 00020652, 20080013, 00023428, 00015773, 00015974, 00020752, 00020757) owned by MHK Ventures Inc. as identified in Moore County tax records. These parcels consist of approximately 1,652 acres.

**BACKGROUND**

The applicant is seeking an amendment of documents related to the development of Pine Forest, a Planned Unit Development - Hamlet (PUD-H) of approximately 1,652 acres approved with conditions by the Moore County Board of Commissioners on September 6, 2011. The conditions are set forth in a board order executed on that day, one of those conditions is the submission of a preliminary plat but, before that can be submitted, there are several additional conditions that must be met. These conditions read, in part:

“8. That the following standards are required provisions contained within the Moore County Zoning Ordinance for development occurring from approval of the Planned Unit Development rezoning.

- 1.) The developer is required to provide the Moore County Planning Department with annual reports outlining progress to date along with circumstances that may result in delays.
- 2.) A preliminary plat must be submitted to the Moore County Planning Department for approval before any clearing or construction permits are approved.
- 3.) The preliminary plat must be in accordance with the Development Conditions and Land Development Plan included with the PUD application.
- 4.) Subdivision Administrator may not approve the Preliminary Plat until all permits are received from North Carolina Department of Environment and Natural Resources, Environmental Health Division, for a private wastewater treatment facility.
- 5.) Subdivision Administrator may not approve a Preliminary Plat until documentation of water approval is received from Moore County Public Utilities, and this approval is

contingent upon successful completion of an agreement to provide water to the development as approved by the Moore County Board of Commissioners.

- 6.) All storm water management must meet or exceed North Carolina's minimum requirements for storm water management.
- 7.) Applicant must obtain driveway access permit from North Carolina Department of Transportation prior to preliminary plat approval.
- 8.) The location of the uses on the property will be subject to the Land Development Plan included with the submitted application.
- 9.) The density of the property shall not exceed the density listed in the Permissible Development Program Table included with the submitted application.
- 10.) The density and lot dimensions must meet the requirements of Article IX Section 6(A) of the Moore County Zoning Ordinance.
- 11.) A 30 foot vegetative buffer is required along all perennial waters in accordance with Article XI Section H of the Moore County Zoning Ordinance.
- 12.) No new development is allowed within the 30 foot vegetative buffer except for flag poles, signs, security lights, road crossings, greenways and recreation which result in only diminutive increases in impervious surface area.
- 13.) The height of any structure must meet the requirements of Article IX Section 6.A of the Moore County Zoning Ordinance for Planned Unit Development Hamlets.
- 14.) Phasing of the development must occur in accordance with Article IX Section 5.D of the Moore County Zoning Ordinance and the approved phasing plan included by the developer in the submitted application.
- 15.) A Sedimentation and Erosion Control Permit from the NC Department of Environment and Natural Resources must be submitted prior to any development on the site.
- 16.) The Subdivision Administrator may not approve the Preliminary Plat for Phase 1 until all permits for Wastewater Treatment Plant are obtained by the applicant and upon successful contract entered into with Moore County and approved by the Moore County Board of Commissioners regarding sewer.
- 17.) All roadway improvements required by the North Carolina Department of Transportation to NC 211 Highway and NC 73 Highway must be completed prior to the final plat for that phase is approved."

A one year extension of this conditional rezoning was granted by the Board of Commissioners on August 5, 2014, at the request of MHK Ventures.

The amendments submitted by the applicant, if approved, would help facilitate the applicant's ability to submit a preliminary plat prior to the deadline. Under the zoning ordinance in effect at the time, these amendments shall be reviewed by the Planning Board.

The specific amendments sought by the applicant include the following sections of its application: Section V. Public & Private Utilities, 2b Wastewater Treatment Plant; Section V. Public & Private Utilities, 3 Irrigation. These amendments will move the wastewater treatment plant to the Dormie Club Neighborhood Conservation Subdivision and allow the irrigation of Pine Forest with potable water until the wastewater treatment plant has been completed. These sections of the application are attached. Text that is struck through (e.g. ~~text~~) is proposed to be deleted. Underlined text (e.g. text) is new proposed text.

The land development plan is also proposed by the applicant to be amended by moving the wastewater treatment plant to the Dormie Club Neighborhood Conservation Subdivision and revising the location of the entry road onto NC Hwy 211. The original and revised land development plans are attached.

#### **STAFF RECOMMENDATION**

Make a motion to approve / deny the amendments to the application and land development plan for the Pine Forest Planned Unit Development (PUD-H) fronting on both NC Hwy 211 and NC Hwy 73 on parcels (ParID: 00015770, 00020641, 00020654, 00020660, 00020634, 00020645, 00020658, 98000728, 00020750, 00020652, 20080013, 00023428, 00015773, 00015974, 00020752, 00020757) and owned by MHK Ventures Inc. as identified in Moore County tax records.

#### **ATTACHMENTS**

Original Land Development Plan

Revised Land Development Plan

Application Section V. Public & Private Utilities, 2b Wastewater Treatment Plant & 3 Irrigation

Executed Board Order



GENERAL VICINITY MAP



- LEGEND:
- PROJECT BOUNDARY
  - PROPOSED PROJECT BOUNDARY
  - EXISTING STREAM CENTERLINE
  - EXISTING PARCEL LINES
  - EXISTING WETLAND
  - LOOP ROAD
  - RESIDENTIAL ROAD
  - BUFFER TYPE '1' AREA - (50' MIN.)
  - BUFFER TYPE '2' AREA - (75' MIN.)
  - LAND BAY BOUNDARY
  - LAND USE BOUNDARY
  - LAND BAY A
  - LAND BAY B
  - LAND BAY C
  - LAND BAY D
  - LAND BAY E
  - OPEN SPACE/GOLF COURSE



# Pine Forest Golf Club

Land Development Plan | Moore County, North Carolina



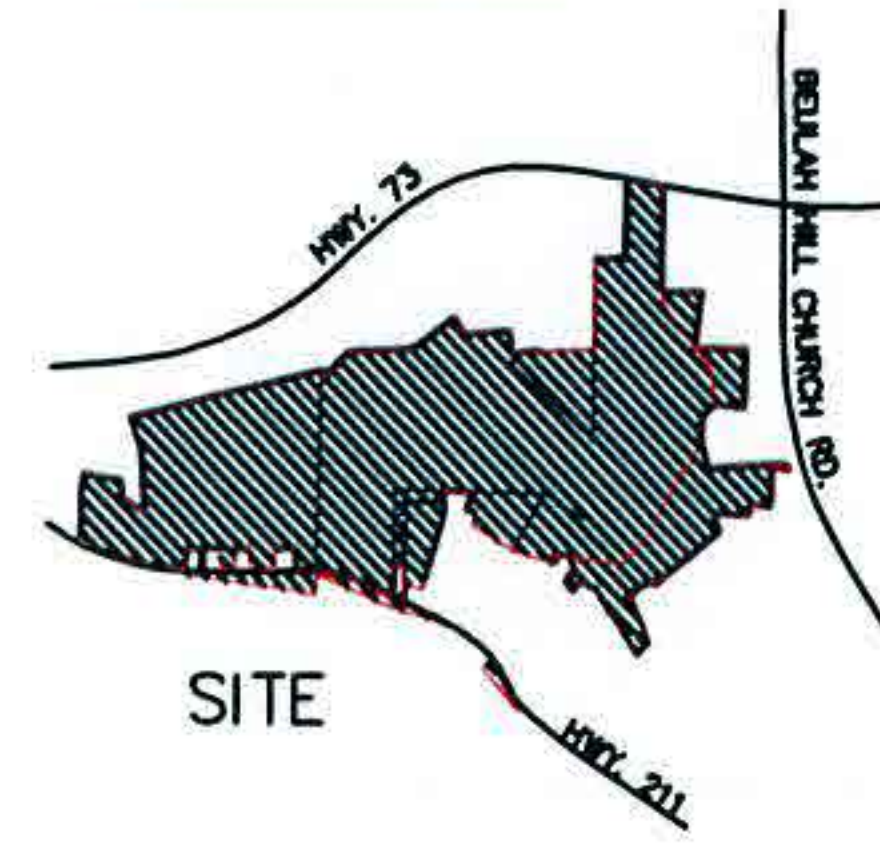
400' 0 200' 400' 800'

SCALE: 1" = 400'

DATE: October 22, 2009 PROJECT #MO0921



GENERAL VICINITY MAP



LEGEND:

- |                                   |                         |
|-----------------------------------|-------------------------|
| — PROJECT BOUNDARY                | — LAND BAY BOUNDARY     |
| - - - PROPOSED PROJECT BOUNDARY   | - - - LAND USE BOUNDARY |
| - - - EXISTING STREAM CENTERLINE  | — LAND BAY A            |
| - - - EXISTING PARCEL LINES       | — LAND BAY B            |
| EXISTING WETLAND                  | — LAND BAY C            |
| LOOP ROAD                         | — LAND BAY D            |
| RESIDENTIAL ROAD                  | — LAND BAY E            |
| BUFFER TYPE '1' AREA - (50' MIN.) | OPEN SPACE/GOLF COURSE  |
| BUFFER TYPE '2' AREA - (75' MIN.) |                         |



# Pine Forest Golf Club Land Development Plan | Moore County, North Carolina



400' 0 200' 400' 800'

SCALE: 1" = 400'

DATE: October 22, 2009 PROJECT #MO0931

REVISED 04/02/2015



b. Wastewater Treatment Plant. As shown on the **Utility Master Plan” (Exhibit P)**, the sewer collection system will discharge to a conventional built-in-place wastewater treatment plant. The proposed site of the plant is located ~~in the southeast quadrant of the project and will have access from the development on the Dormie Club Neighborhood Conservation Subdivision site.~~ The exact location is subject to field and engineering considerations.

The treatment plant will treat the wastewater to Re Use Standards as established by North Carolina Department of Environment and Natural Resources, Division of Water Quality’s Land Application Unit and will include the following treatment components: equalization, headworks/solids removal, aeration, clarification, filtration and disinfection as well as wet weather storage. The treatment plant will be sized and designed to treat the project’s treatment and reuse demands at final build-out. Construction of the treatment plant will be conducted in two phases and will be constructed in concert with the development phasing plans. The treated effluent will become the supply for the golf course irrigation systems as well as the nearby Dormie Club. The proposed golf courses will be permitted spray fields through the NCDENR-Land Application Unit and designed in accordance with the agronomic loading rates of the soils on the site. The operation of the sewer utility and treatment plant will be private and is planned to be managed and maintained under a contract service arrangement with an operator licensed by the State of North Carolina as is to be required by recorded restrictive covenants for the Site. The rates will be subject to review and approval of the North Carolina Utilities Commission and the contract operator of the sewer system.

Accepted odor control practices at the wastewater treatment plant (and pump stations) will include consideration of biofiltration, adsorption, chemical oxidation, ozone application, and wet scrubbers. The detailed design phase will provide for selection of the optimal odor control system and potential combinations of the most effective and efficient odor control techniques for the collection system and the plant. The design will consider both elimination of odor causing gases and corrosion protection of the infrastructure as well. The design of the plant site plan will also include buffer zones and required setbacks.

A letter of agreement regarding the acceptance and design/maintenance of this proposed system from the Moore County Public Works director is included with this document as **(Exhibit P)**.

3. Irrigation. ~~No~~ Until the wastewater treatment plant is operational, potable water supplied via Moore County Public Utilities shall be used for residential, commercial, or golf course irrigation. Once the wastewater treatment plant is operational, the primary source of irrigation water to the Site shall be treated wastewater as noted above. An additional potential source of irrigation water for the project may include storm water recapture. There will be no wells drilled on this site for any purpose including irrigation of golf courses, common areas or residential lots.

STATE OF NORTH CAROLINA

BEFORE THE MOORE COUNTY  
BOARD OF COMMISSIONERS

COUNTY OF MOORE

MHK Ventures, LLC., (Applicant)

LRK 15770, 20640, 20641, 20650, 20654, 20660, 20751, 20634, 20536, 20645,  
20658, 20663, 991630, 98000728, 20750, 20652, 20080013, 23428, 15773,  
15974, 20752, and 20757

ORDER

THIS CAUSE, being heard by the Moore County Board of Commissioners on January 18, 2011, February 15, 2011 and March 29, 2011 in the Historic Courthouse, 2<sup>nd</sup> Floor Meeting Room, Carthage, N.C. for hearing on MHK Ventures, LLC application for a request to rezone approximately 1652 acres to Planned Unit Development - Hamlet. It appearing that the Moore County Board of Commissioners has proper jurisdiction over the parties and subject matter and that the parties are properly before the Moore County Board of Commissioners. After reviewing the documents of record and hearing from all parties and witnesses, the Board of Commissioners by sufficient evidence, based on the standards of the *Zoning Ordinance of Moore County, NC* and all relevant laws of the State of North Carolina including case law and General Statutes enters the following order.

FINDINGS OF FACT

1. That all parties were noticed for the Hearings in accordance with North Carolina General Statutes 153A-343.
2. That the property was posted in accordance with North Carolina General Statutes 153A-343.
3. That all witnesses were sworn and testified at the public hearings held on January 18, 2011, February 15, 2011 and March 29, 2011.
4. That applicant requests a Change in Zoning from Residential and Agricultural – 20 (RA-20), Residential and Agricultural – 40 (RA-40), Residential and Agricultural – 5 (RA-5), and Highway Commercial (B-2) Zoning Districts to Planned Unit Development Hamlet (PUD-H).
5. That the proposed site details are as follows:

<b>Current Zoning</b>	Residential and Agricultural – 20 (RA-20), Residential and Agricultural – 40 (RA-40), Residential and Agricultural – 5 (RA-5), and Highway Commercial (B-2)
<b>Acreage</b>	1652 acres
<b>Watershed</b>	WS-III-BW Watershed Overlay District protecting the Nicks Creek
<b>Highway Corridor Overlay</b>	Partial Rural Highway and Urban Transition along NC Highway 211.
<b>Floodplain</b>	Partial AE zones along Nicks Creek as shown on FIRM Panel 8542J and 8544J.
<b>Historical Use</b>	Timberland, Open and Vacant Land

6. The rezoning of this property is consistent with the 1999 Land Use Plan and the Small Area A Plan.

7. That the application and site plan meet the requirements of the Moore County Zoning Ordinance
8. That the following standards are required provisions contained within the Moore County Zoning Ordinance for development occurring from approval of the Planned Unit Development rezoning.
  - 1.) The developer is required to provide the Moore County Planning Department with annual reports outlining progress to date along with circumstances that may result in delays.
  - 2.) A preliminary plat must be submitted to the Moore County Planning Department for approval before any clearing or construction permits are approved.
  - 3.) The preliminary plat must be in accordance with the Development Conditions and Land Development Plan included with the PUD application.
  - 4.) Subdivision Administrator may not approve the Preliminary Plat until all permits are received from North Carolina Department of Environment and Natural Resources, Environmental Health Division, for a private wastewater treatment facility.
  - 5.) Subdivision Administrator may not approve a Preliminary Plat until documentation of water approval is received from Moore County Public Utilities, and this approval is contingent upon successful completion of an agreement to provide water to the development as approved by the Moore County Board of Commissioners.
  - 6.) All storm water management must meet or exceed North Carolina's minimum requirements for storm water management.
  - 7.) Applicant must obtain driveway access permit from North Carolina Department of Transportation prior to preliminary plat approval.
  - 8.) The location of the uses on the property will be subject to the Land Development Plan included with the submitted application.
  - 9.) The density of the property shall not exceed the density listed in the Permissible Development Program Table included with the submitted application.
  - 10.) The density and lot dimensions must meet the requirements of Article IX Section 6(A) of the Moore County Zoning Ordinance.
  - 11.) A 30 foot vegetative buffer is required along all perennial waters in accordance with Article XI Section H of the Moore County Zoning Ordinance.
  - 12.) No new development is allowed within the 30 foot vegetative buffer except for flag poles, signs, security lights, road crossings, greenways and recreation which result in only diminutive increases in impervious surface area.
  - 13.) The height of any structure must meet the requirements of Article IX Section 6.A of the Moore County Zoning Ordinance for Planned Unit Development Hamlets.
  - 14.) Phasing of the development must occur in accordance with Article IX Section 5.D of the Moore County Zoning Ordinance and the approved phasing plan included by the developer in the submitted application.
  - 15.) A Sedimentation and Erosion Control Permit from the NC Department of Environment and Natural Resources must be submitted prior to any development on the site.
  - 16.) The Subdivision Administrator may not approve the Preliminary Plat for Phase 1 until all permits for Wastewater Treatment Plant are obtained by the applicant and upon successful contract entered into with Moore County and approved by the Moore County Board of Commissioners regarding sewer.

- 17.) All roadway improvements required by the North Carolina Department of Transportation to NC 211 Highway and NC 73 Highway must be completed prior to the final plat for that phase is approved.
9. That the following conditions were voluntarily agreed upon by the applicant at the public hearing and will become required standards of development upon the execution of this document.
- 1.) A seventy-five (75) foot setback will be provided on each side of all centerlines of each blue line stream on the property as indicated on USGS maps of the property and/or a 25 foot buffer will be provided from all wetlands on the property, whichever is greater.
  - 2.) The developer will provide monitoring of surface and ground water along Nick's Creek. Monitoring standards will be developed through meetings with the Town of Carthage to ensure that the Town is satisfied with the evaluation criteria. Standards will be based on the previous monitoring standards requested by the Town of Carthage for the Forest Creek subdivision in Southern Pines, North Carolina.
  - 3.) There shall be no withdrawal of water from Nicks Creek or any other tributaries located on the property.
  - 4.) Developer proposes an 'easement in gross' to the Town of Carthage or Moore County should either jurisdiction have an interest in accepting such an agreement in order to provide further protection of Nicks Creek. Other options proposed by the developer include a dedicated conservation easement to a conservancy organization as well as deed restrictions.

#### CONCLUSIONS OF LAW

1. That the Moore County Board of Commissioners has jurisdiction over the persons and subject matter in this action and that the parties are properly before this Board.
2. That sufficient evidence was presented by the applicant to satisfy the requirements of the *Zoning Ordinance of Moore County, North Carolina*.


#### IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

Based upon the application, the evidence submitted, and the above findings of fact, the conditions as stated above, the application for a change in zoning of 1652 acres owned by MHK Ventures, LLC from Residential and Agricultural – 20 (RA-20), Residential and Agricultural – 40 (RA-40), Residential and Agricultural – 5 (RA-5), and Highway Commercial (B-2) Zoning Districts to Planned Unit Development Hamlet (PUD-H) is determined to be reasonable and consistent, and therefore is approved.


Rendered this the 16th day of August, 2011.

Executed this the 6th day of September, 2011.

Attest:

  
Clerk to the Board



  
Nick Picerno, Chairman  
Board of Commissioners  
County of Moore

**MEMORANDUM TO THE PLANNING BOARD**

**FROM:** Debra Enslinger  
Planning & Transportation Services Director

**DATE:** March 30, 2015

**SUBJECT:** Conditional Use Permit Request: Solar Collector Facility,  
Commercial (Yow Road)

**PRESENTER:** Theresa Thompson

**REQUEST**

The applicant, Enerparc, Inc. is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility on Yow Road in the Sheffield Township on a parcel (ParID 00013870) owned by Jennifer Hamrick as identified in the Moore County tax records. The parcel is approximately 44.75 acres.

**EXISTING ZONING AND SURROUNDING LAND USE**

The property is zoned Rural Agricultural (RA). All adjacent properties are zoned Rural Agricultural (RA). The current use of the property is vacant. The adjacent land uses include single family homes, a pole barn used for pottery manufacturing, and vacant parcels.

**WATER AND SEWER**

The site will not necessitate water or sewer connections.

**OVERLAY DISTRICTS**

1. Watershed – The property is not located in watershed district.
2. Floodplain – The property is not located in a floodplain.
3. Wetland – The property is not located within a wetland per the National Wetland Inventory.
4. Voluntary Agricultural District – The property is not located in a VAD.
5. Highway Corridor Overlay District – The property is not located within an HCOD.
6. Red Cockaded Woodpecker – The property is not located in the RCW District.
7. Fort Bragg Zoning Overlay – The property is not located in the FBZO District.

**TRANSPORTATION**

The property has access to an existing paved NCDOT highway (Yow Road). Per NCDOT, a driveway permit is required; however solar farms are not required to pave the entrances due to the low traffic generated.



### **REQUIRED FINDINGS**

In recommending the Conditional Use Permit the following findings must be met:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;
2. The use meets all required conditions and specifications;
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity;
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the approved Moore County Land Use Plan. In this instance, the proposed use is reflected in the goals of the Moore County Land Use Plan adopted in November 2013. Specifically, Goal 3: Optimize the Uses of Land Within the County of Moore; under Goal 3, Action 3.4.4 states, "Plan for the development of alternative energy systems that minimize the adverse impacts to prime agricultural lands and public water supply watersheds."

### **ADDITIONAL CONDITIONS**

Staff recommends the applicant agree to the following additional condition: Should the Zoning Administrator, Building Inspector, Environmental Health, the Fire Marshal, or NCDOT identify minor changes staff shall be authorized to accept such minor modifications to site plan as necessary.

### **STAFF RECOMMENDATION**

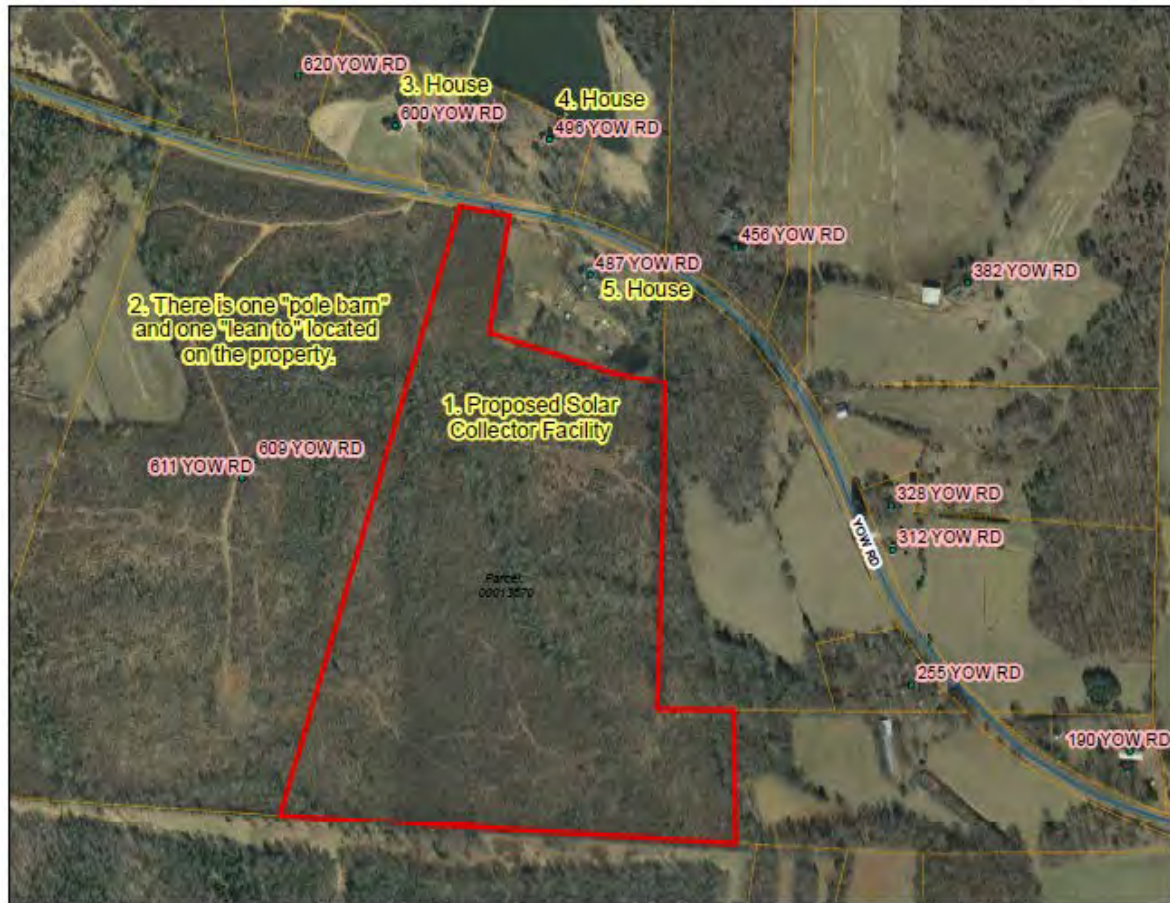
Staff recommends the Moore County Planning Board make the following motion:

**Motion:** Make a motion to endorse the Moore County Board of Commissioners to approve/deny the Conditional Use Permit for the use of a Solar Collector Facility on the parcel known as ParID# 00013870.

### **ATTACHMENTS**

Land Use Map and Adjacent Pictures  
Vicinity Map  
Conditional Use Permit Application  
Submitted Site Plan

## LAND USE MAP



## PICTURES OF SITE AND ADJACENT PROPERTIES

### 1. Proposed Solar Collector Facility Site





2. 611 Yow Road (There is a “pole barn” and “lean to” used for pottery manufacturing.)



3. 600 Yow Road (house located across the street near the proposed solar site.)





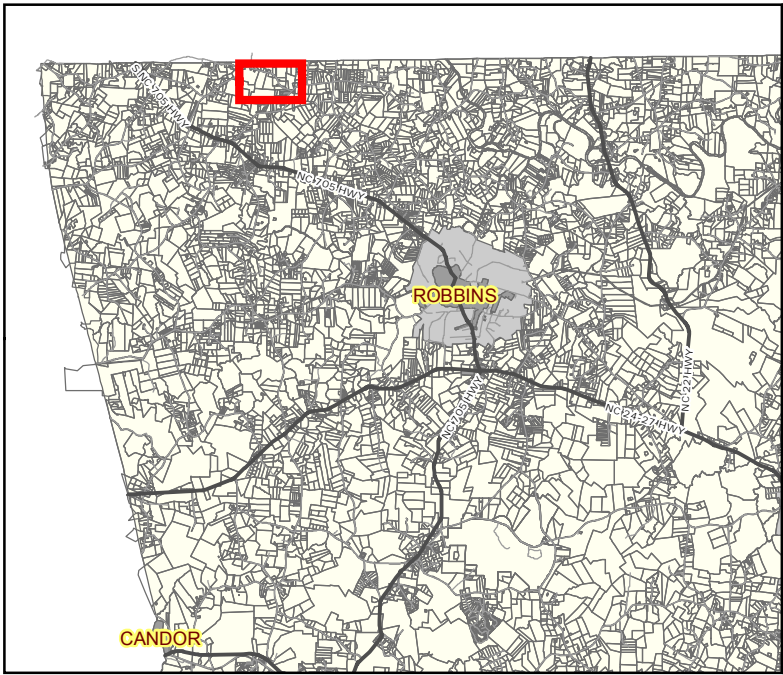
4. 496 Yow Road (house located across the street from the proposed solar site.)



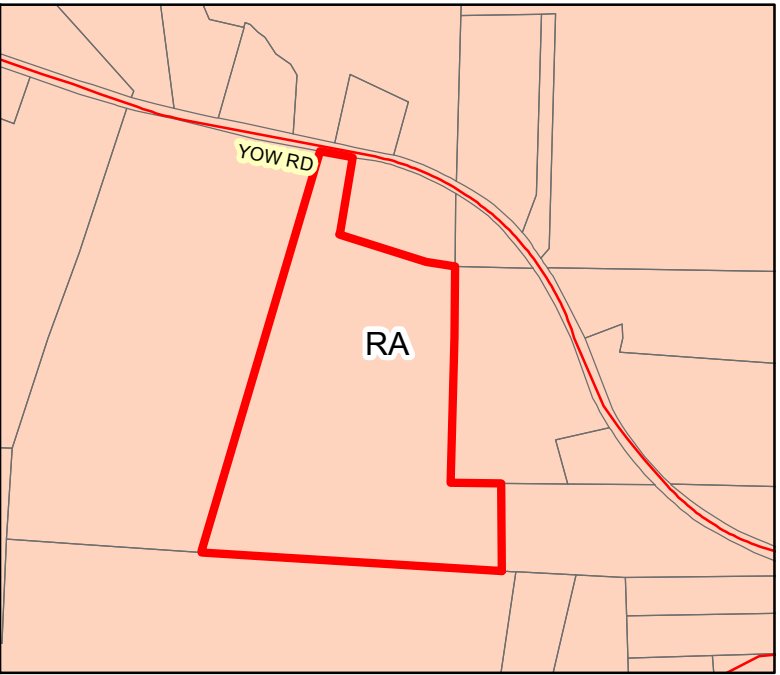
5. 487 Yow Road (house and small pasture located “in front” of proposed solar site.)



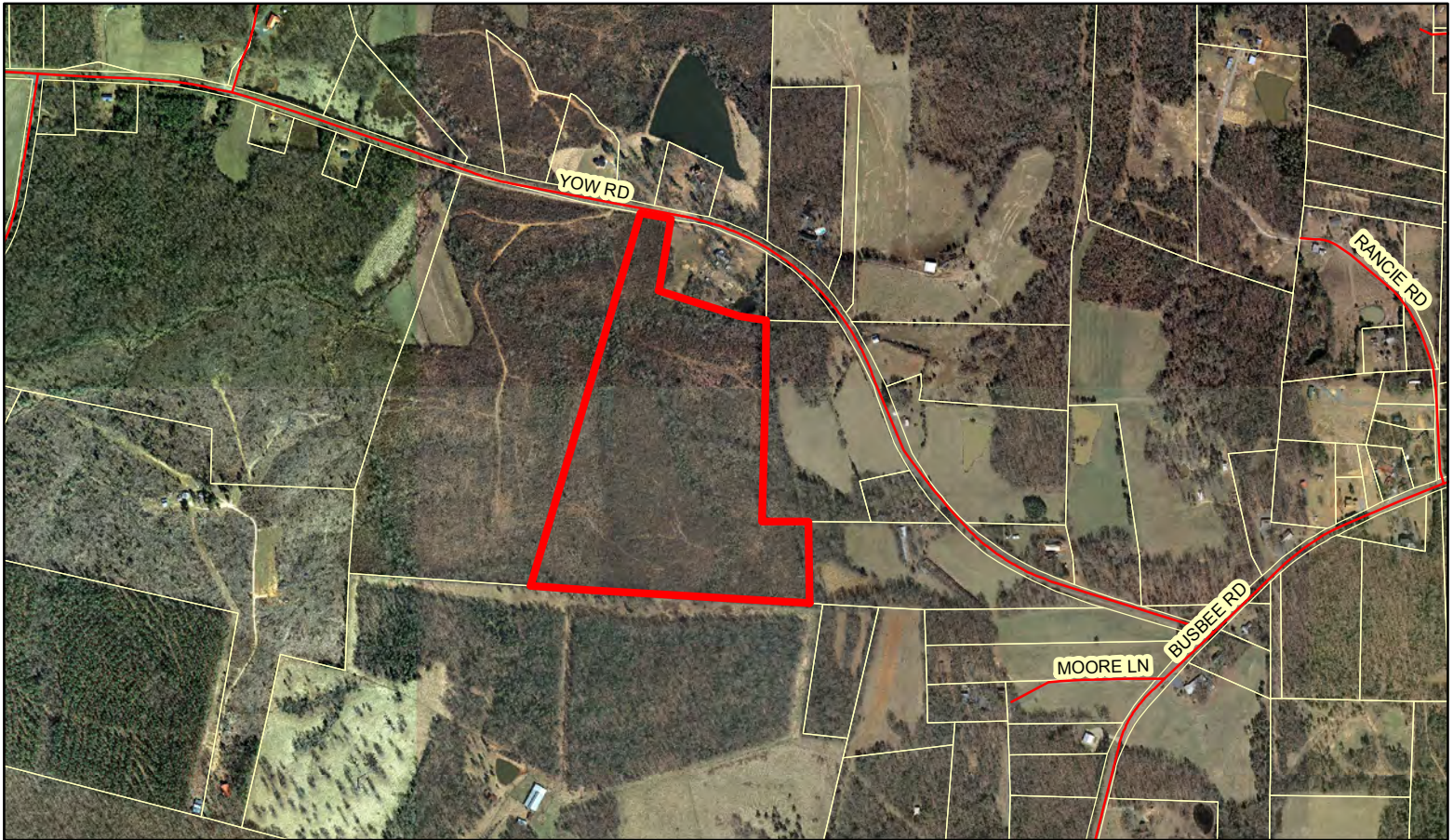




**County Location Map**  
1 in = 5 miles



**Current Zoning**  
1 inch = 1,000 feet



**Aerial Photography 2010**  
1 inch = 1,000 feet



Moore County GIS Disclaimer  
All the information contained on this media is prepared for the inventory of real property found within Moore County. All data is compiled from recorded deeds, plats, and other public records and data. Users of the data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. All information contained herein was created for the County's internal use. MOORE COUNTY, ITS OFFICIALS, AGENTS AND EMPLOYEES MAKE NO WARRANTY AS TO THE CORRECTNESS OR ACCURACY OF THE INFORMATION SET FORTH ON THIS MEDIA WHETHER EXPRESS OR IMPLIED, IN FACT OR IN LAW, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE. Any reuse of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.  
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).



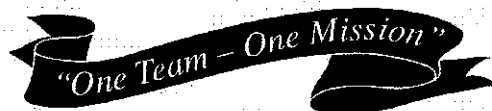
**Vicinity Map**  
**Owner: Jennifer Hamrick**  
**Applicant: Enerparc, Inc.**  
**Conditional Use Permit**  
**ParID 00013870**

**Legend**

B-1	PUD/CUD	RA-40
B-1-CUD	PUD-H	R-MH
B-2	RA	RA-CUD
GC-SL	RA-2	RA-USB
GC-WL	RA-2-CUD	RE
I	RA-5	VB
P-C	RA-20	VB-CUD

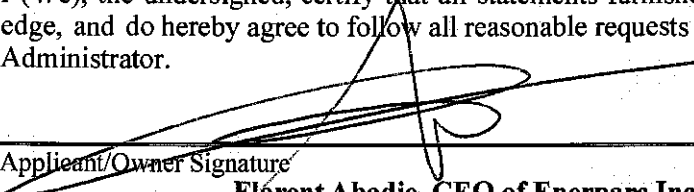
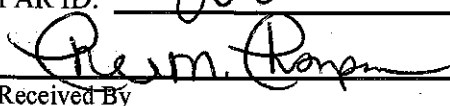


## PLANNING & COMMUNITY DEVELOPMENT



P.O. Box 905  
1048 Carriage Oaks Drive  
Carthage, NC 28327  
Planning: 910.947.5010  
Central Permitting: 910.947.2221  
Fax: 910.947.1303  
www.moorecountync.gov

### Conditional Use Permit Application

Application Date: March 30, 2015			
Location/Address of Property: South Side of Yow Road approximate address 496 Yow Road Seagrove NC 27341 - Coordinates (35.509315, -79.667305)			
Applicant: Enerparc, Inc.		Phone: (844) 367-7272	
Applicant Address: 1999 Harrison St. - Suite 830	City: Oakland	St: CA	Zip: 94612
Owner: Enerparc Land Holdings, LLC.		Phone: (844) 367-7272	
Owner Address: 1999 Harrison St. - Suite 830	City: Oakland	St: CA	Zip: 94612
Current Zoning District: RA	Proposed Use: Solar Photovoltaic Power Plant - "Solar Farm"		
Comments: Property is currently fallow land that has not been farmed or timbered in a number of years The intent is to leave a significant boundary of existing trees and vegetation between the property line and the solar plant to provide a visual buffer from existing neighbors as well as from Yow Road			
<b>Application Submittal</b> The applicant must submit a complete application packet on or before the submittal deadline. This includes: <input checked="" type="checkbox"/> Completed Moore County Conditional Use Permit Application. <input checked="" type="checkbox"/> Application Fee (\$175). <input checked="" type="checkbox"/> Postage sufficient to notify all adjacent landowners <b>FOR TWO MAILINGS</b> . (One for Planning Board meeting, and one for Board of Commissioners meeting.) The rate for postage <b>FOR EACH CERTIFIED MAIL LETTER</b> is \$6.49. This includes \$3.30 (certified mail) plus \$2.70 (return receipt) plus \$0.49 (first class stamp). <input checked="" type="checkbox"/> A detailed site plan. (See page two of this packet for list of items to include.)			
I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.			
Applicant/Owner Signature 		3/30/15 Date	
Applicant/Owner Signature		Date	
Office Use Only: PAR ID: 00013870  4/2/15 Received By Date			



# SOLAR ELECTRIC SYSTEM

## DUKE ENERGY CAROLINAS - MOORE COUNTY

### 0 YOW ROAD

### SEAGROVE, NC 27341

#### GENERAL NOTES:

ALL WORK WILL BE INSTALLED AND COMPLETED BY A LICENSED CONTRACTOR

CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS. IF ANY CONDUTIONS ARE FOUND IN CONFLICT WITH THIS PLAN THE OWNER AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION AND PROPERTY EITHER ON OR ADJACENT TO THE PROJECT AND SHALL PROTECT AGAINST INJURY, DAMAGE OR LOSS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SAFETY REGULATIONS PROGRAMS AND PRECAUTIONS RELATED TO ALL WORK ON THIS PROJECT. SAFETY REGULATIONS SHALL BE FOLLOWED STRICTLY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND INSTALLATION OF THE SOLAR ELECTRIC SYSTEM IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

ALL ELECTRICAL WORK TO BE COMPLETED BY A QUALIFIED LICENSED ELECTRICIAN AND APPRENTICES WORKING UNDER THE DIRECT SUPERVISION OF THE ELECTRICIAN.

INSTALLATION SHALL BE COMPLETED IN A WORKMAL LIKE MANNER.

#### INTERCONNECTION:

THIS PHOTOVOLTAIC SYSTEM, COMPRISED OF (1) INTERCONNECTION, WILL CONNECT DIRECTLY WITH THE ELECTRIC UTILITY COMPANY AT ONE PLACE SPECIFIED AS THE POINT OF COMMON COUPLING (POCC).

THE SYSTEM WILL CONNECT WITH THE UTILITY DISTRIBUTION LINE VIA ITS STEP UP TRANSFORMER.

#### SCOPE OF WORK:

THE PROJECT ENTAILS THE INSTALLATION OF A 5,000,000 W AC RATED SOLAR PHOTOVOLTAIC SYSTEM IN MOORE COUNTY, NC.

THIS PHOTOVOLTAIC SYSTEM WILL FUNCTION WITH PHOTOVOLTAIC MODULES (SOURCE CIRCUITS) INSTALLED ON A GROUND MOUNTED RACKING SYSTEM AT THE SPECIFIED PROJECT LOCATION. PHOTOVOLTAIC DIRECT CURRENT POWER WILL BE INVERTED TO AC POWER BY THE SPECIFIED INVERTER. SEE INVERTER SPECIFICATION SHEET.

#### UTILITY INTERACTIVITY:

THIS SOLAR ENERGY SYSTEM WILL BE INTERACTIVE WITH THE UTILITY SERVICE PROVIDE.

PERMISSION TO OPERATE THE SYSTEM IS NOT GRANTED UNTIL THE SOLAR SYSTEM HAS BEEN SIGNED BY THE APPROPRIATE BUILDING INSPECTOR AND APPROVED BY THE LOCAL UTILITY SERVICE PROVIDER.

#### SYSTEM DESCRIPTION:

(21,736) JINKO SOLAR 310 SOLAR MODULES  
(84) SUNGROW 60KW STRING INVERTERS  
6,738,160 WATTS DC  
5,000,000 WATTS AC

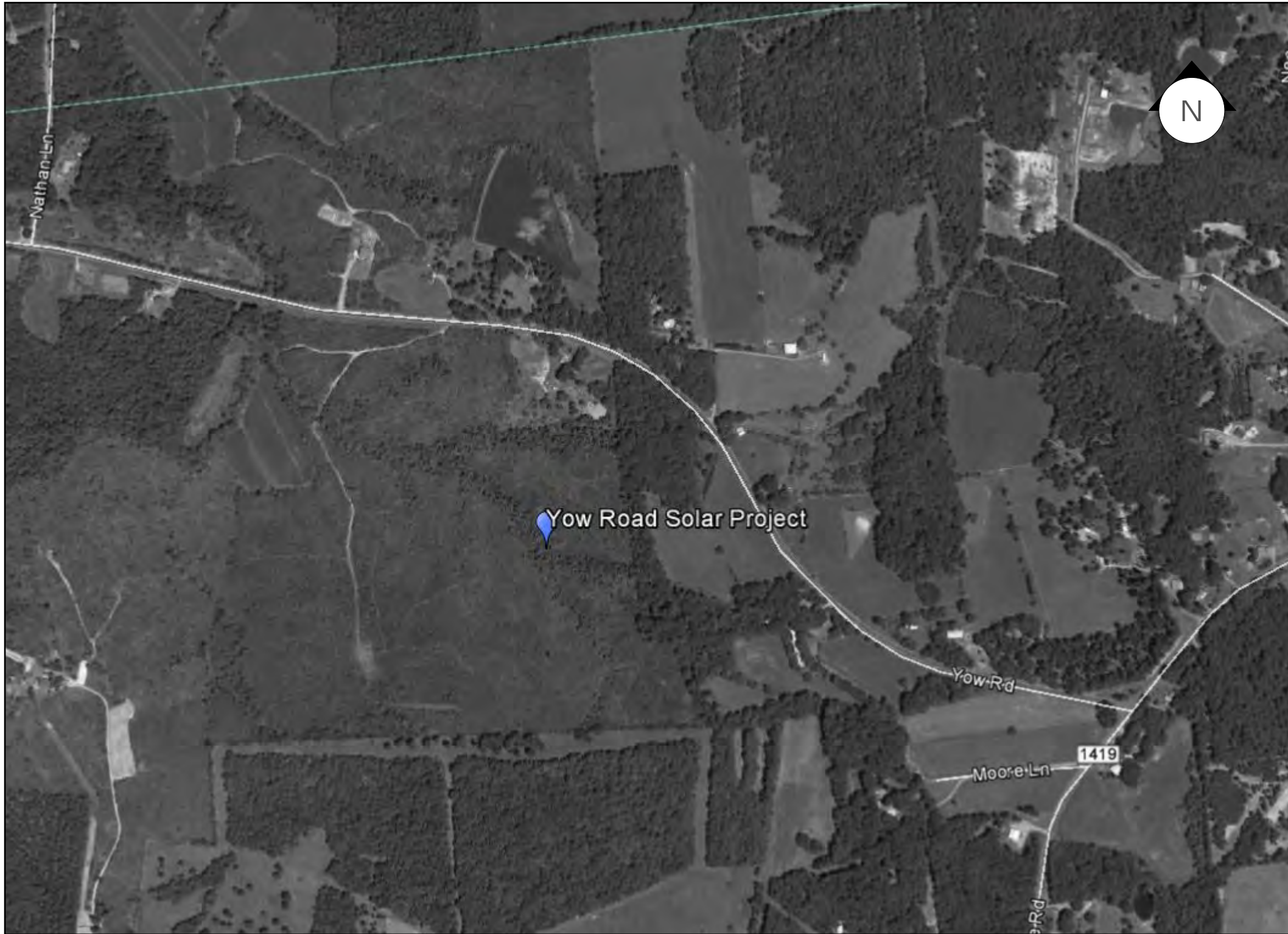
#### LEGAL DESCRIPTION OF PROPERTY:

44.76 ACRES LOCATED ON THE SOUTH SIDE OF YOW ROAD IN THE COUNTY OF MOORE, STATE OF NORTH CAROLINA, DESCRIBED AS "TRACT #2" ON THE SURVEY TITLE "FINAL PLAT FOR CHAD C.BROWN AND ERIN O'TOOLE" PREPARED BY BURROW SURVEYS, INC. DATED MAY 17,2013 AND RECORDED IN PLAT CABINET 15 AS SLIDE 947 IN THE REGISTER OF DEEDS OF MOORE COUNTY

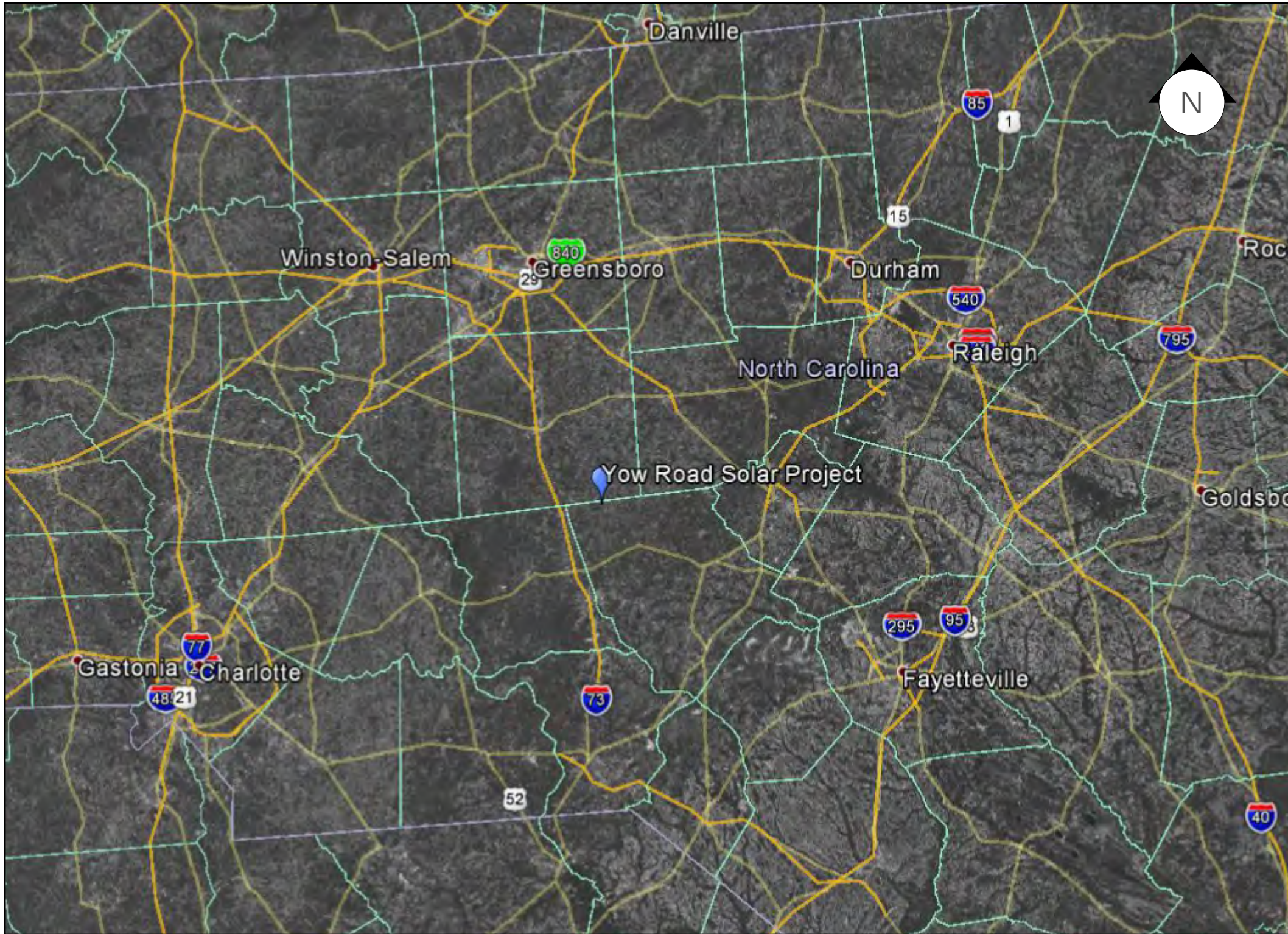
TAX ADDRESS: YOW ROAD, SEAGROVE, NC 27341  
PARCEL ID NO. (PIN): 860300194631  
PARCEL ID: 0013870  
DEED / BOOK PAGE: 2013E / 165  
PROPERTY DESCRIPTION: REEDY CREEK

#### DRAWING INDEX

C.000	COVER SHEET
S.100	GENERAL NOTES
S.101	ALTA SURVEY
S.102	SITE TOPOGRAPHY
S.103	SITE PLAN
S.104	SOLAR SITE PLAN
S.105	REVISED TOPOGRAPHY
S.106	FENCING DETAILS
S.107	ROADWAYS & LANDSCAPING DETAILS
S.108	ELEVATIONS AND DETAILS
S.109	EQUIPMENT SPECIFICATIONS



5,000 1: VICINITY MAP  
001 SCALE: NOT TO SCALE



5,000 1: STATE VIEW VICINITY MAP  
002 SCALE: NOT TO SCALE



UNIFIED DEVELOPMENT ORDINANCE STANDARDS:

1. PROJECT SHALL CONFORM TO ALL APPLICABLE COUNTY AND TOWNSHIP REQUIREMENTS.

GENERAL DEVELOPMENT STANDARDS:

2. PROJECT SHALL CONFORM TO SCREENING REQUIREMENTS LISTED IN SECTION 8.2 OF MOORE COUNTY GENERAL DEVELOPMENT STANDARDS.

3. SECTION 8.2.101: SCREENING IS AUTOMATICALLY REQUIRED ON THE SIDE AND REAR LOT LINES THAT ABOUT A RESIDENTIAL OR RESIDENTIAL AGRICULTURAL DISTRICT FOR ALL NON-RESIDENTIAL USES INCLUDING INTENSIVE HOME BUSINESSES, BUT NOT INCLUDING HOME OCCUPATIONS. STANDARD AS LISTED UNDER ARTICLE 9 (SPECIFIC USE STANDARDS) AND ARTICLE 18 (DEFINITIONS AND WORK INTERPRETATIONS).

4. SECTION 8.2.102: INFORMATION IS TO BE SUBMITTED TO THE PLANNING STAFF SHOWING DETAILS OF THE PROPOSED BARRIER AS TO THE LOCATION AND TYPE OF SCREENING. SCREENING AND BUFFERS MAY ALSO BE REQUIRED UNDER THE ARTICLE 11 (WATERSHED OVERLAY DISTRICTS).

5. SECTION 8.2.103: IN CASES WHERE THE USE OF A BUILDING OR LAND IS CHANGING, THERE MAY BE IMPEDIMENTS TO COMPLIANCE WITH THIS ARTICLE. THE PLANNING DEPARTMENT STAFF SHALL DETERMINE THE LEVEL OF COMPLIANCE THAT IS PRACTICAL IN THESE CASES.

6. SECTION 8.2.203: TYPE 3 - A MINIMUM OF TWENTY (20) FEET WIDE NATURAL VEGETATIVE OR PLANTED STRIP. THE NATURAL VEGETATIVE OR PLANTED STRIP SHALL BE EITHER UNDISTURBED, NATURAL LOW BUSHES, SHRUBS OR TREES, OR A STRIP OF PLANTINGS DESIGNED TO SIMULATE A WOODED NATURAL VEGETATIVE AREA. THE TREES PLANTED IN THIS SCREEN SHALL BE OF SUCH SIZE FOR THE TREES TO GROW TO A HEIGHT OF AT LEAST TWELVE (12) FEET WITHIN THREE (3) YEARS AND THE SHRUBS TO GROW TO A HEIGHT OF TWO (2) FEET WITHIN (2) YEARS. THE PLANTING WILL INCLUDE A MINIMUM OF FIFTEEN (15) TREES, AT LEAST HALF EVERGREEN, PLUS SEVEN (7) SHRUBS PER ONE HUNDRED (100) LINEAR FEET OF LOT BOUNDARY PRORATED FOR LESS THAN 100 FOOT SECTIONS. PREVIOUSLY EXISTING TREES AND SHRUBS SHALL COUNT TOWARDS THIS REQUIREMENT.

MOORE COUNTY FIRE MARSHAL REQUIREMENTS:

7. PROJECT SHALL COMPLY WITH THE NORTH CAROLINA FIRE CODE AND RELEVANT NFPA CODES.

8. SECTION 503.2.1: DIMENSIONS. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM). GATES NEED TO BE A MINIMUM OF 20 FEET WIDE.

9. SECTION 505.1: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES (12.7 MM). EMERGENCY CONTACT INFORMATION AND PROCEDURES TO BE CLEARLY POSTED AT THE ENTRANCE TO THE FACILITY.

10. SECTION 906.2: GENERAL REQUIREMENTS. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION 906 AND NFPA 10.

SPECIFIC USE STANDARDS:

11. PROJECT SHALL CONFORM TO APPLICABLE SOLAR COLLECTOR FACILITY REQUIREMENTS LISTED IN SECTION 9.3.27 OF MOORE COUNTY SPECIFIC USE STANDARDS

12. SECTION 9.3.2701: THIS TYPE OF USE EXCLUDES ANY SOLAR PANELS THAT ARE UTILIZED OR GENERATING ELECTRICITY FOR A RESIDENTIAL PROPERTY

13. SECTION 9.3.2702: FACILITIES SHALL BE RESTRICTED TO LOCATIONS WITHIN THREE (3) MILES OF AN EXISTING OR PROPOSED ELECTRICAL SUBSTATION THAT CAN ACCOMMODATE THE PROPOSED ELECTRICAL PRODUCTION UNLESS CERTIFICATION BY A UTILITY SUPPLIED ENGINEER, FROM THE UTILITY WITH WHICH THE APPLICANT HAS AN INTERCONNECTION AGREEMENT, ESTABLISHES THAT THE VOLTAGE REGULATORS OR OTHER DEVICES ARE PRESENT ALLOWING SAFE, EFFICIENT TRANSMISSION OF POWER OVER A GREATER DISTANCE.

14. SECTION 9.3.2703: A MINIMUM BUILDING SETBACK OF FIFTY (50) FEET, WHERE ABUTTING RESIDENTIAL PROPERTY AND SIXTY-FIVE (65) FEET FROM PUBLIC RIGHTS-OF-WAY IS REQUIRED FOR GROUND-MOUNTED SOLAR SYSTEMS. THIS EXCLUDES ANY PROPOSED SOLAR COLLECTOR FACILITY TO BE INSTALLED ON AN EXISTING OR PROPOSED BUILDING.

15. SECTION 9.3.2704: THE PHOTOVOLTAIC (PV) PANELS ARE TO BE LOCATED AND SITUATED SO GLARE DOES NOT CREATE A DISTRACTION OR NUISANCE TO TRAFFICE OR ADJACENT RESIDENTIAL PROPERTIES.

16. SECTION 9.3.2705: SOLAR COMPONENTS MUST HAVE A UL LISTING, OR A LISTING FROM AN ALTERNATIVE TESTING AGENCY ACCEPTED BY THE LOCAL JURISDICTION HAVING AUTHORITY OVER THE PROJECT, AND MUST BE DESIGNED WITH ANTI-REFLECTIVE COATING(S).

17. SECTION 9.3.2706: ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE AND NORTH CAROLINA BUILDING CODE.

18. SECTION 9.3.2707: NO STRUCTURE SHALL EXCEED A HEIGHT GREATER THAN TWENTY-FIVE (25) FEET, EXCEPT FOR EXISTING POLES AND OVERHEAD WIRING. THIS IS MEASURED FROM FINISHED GRADE AT THE BASE OF THE STRUCTURE TO ITS HIGHEST POINT. THIS WOULD EXCLUDE ANY ROOF-MOUNTED SOLAR COLLECTION SYSTEMS.

19. SECTION 9.3.2709: ALL POWER TRANSMISSION LINES FROM A GROUND MOUNTED SOLAR ENERGY SYSTEM SHALL BE LOCATED UNDERGROUND, EXCLUDING EXISTING UTILITIES.

20. SECTION 9.3.2710: INVERTER(S) SHALL BE LOCATED A MINIMUM ONE HUNDRED AND FIFTY (150) FEET FROM ANY PROPERTY LINE OR PUBLIC RIGHT-OF-WAY.

21. SECTION 9.3.2711: WHERE FACILITY ADJOINS PROPERTY USED OR ZONED FOR RESIDENTIAL PURPOSES AND PUBLIC RIGHTS-OF-WAY, A VEGETATIVE SCREEN, EITHER PLANTED OR A NATURALLY WOODED AREA, SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 8.2 (SCREENING REQUIREMENTS) OF THIS ORDINANCE.

22. SECTION 9.3.2712: ACCESS TO SITE MUST BE CONTROLLED BY A FENCE AT LEAST SIX (6) FEET IN HEIGHT, WITH 24/7 EMERGENCY ACCESS. MECHANICAL EQUIPMENT AND INVERTER SHALL BE FENCED BY A MINIMUM SIX (6) FOOT FENCE WITH 3-STRAND BARBED WIRE OR RAZOR WIRE OR AN EIGHT (8) FOOT FENCE.

23. SECTION 9.3.2713:IN THE EVENT A SOLAR COLLECTOR FACILITY BECOMES ABANDONED, THE APPLICANT MUST PROVIDE A WAY OF ENSURING THE REMAINING SOLAR INFRASTRUCTURE DOES NOT CREATE A HAZARD TO THE PUBLIC.

A. IF THE APPLICANT CEASES OPERATION OF THE ENERGY FACILITY OR BEGINS, BUT DOES NOT COMPLETE, CONSTRUCTION OF THE PROJECT, THE APPLICANT SHALL RESTORE THE SITE ACCORDING TO A DECOMMISSIONING PLAN APPROVED BY THE PLANNING DEPARTMENT.

B. THE SOLAR COLLECTOR FACILITY OWNER IS REQUIRED TO NOTIFY MOORE COUNTY IMMEDIATELY IN WRITING UPON ABANDONMENT OR CESSATION OF THE SOLAR OPERATION. THE OWNER SHALL BE RESPONSIBLE FOR THE DECOMMINSSIONING OF THE FACILITY WITHIN SIX (6) MONTHS FROM THE DATE THE APPLICANT CEASES USE OF THE FACILITY OR THE FACILITY BECOMES OBSOLETE. A PROJECT IS DECOMMISSIONED WHEN ALL STRUCTURES AND EQUIPMNENT ARE REMOVED AND THE SITE IS RESTORED TO ITS ORIGINAL STATE.

24. SECTION 9.3.2714: THE ELECTRICAL DISCONNECT SWITCH SHALL BE CLEARLY IDENTIFIED AND UNOBSTRUCTED AT ALL TIMES. THE OWNER MUST FILE A MAP WITH THE MOORE COUNTY PUBLIC SAFETY DEPARTMENT DEPICTING WHERE THE DISCONNECT SWITCH IS LOCATED, AND SUPPLY ALL EMERGENCY CONTACT INFORMATION TO EMERGENCY PERSONNEL TO HAVE ON FILE.



ENERPARC INC.  
1999 HARRISON STREET,  
SUITE 830  
OAKLAND, CA 94612  
1.844.367.7272

PROJECT ADDRESS  
0 YOW ROAD  
SEAGROVE, NC  
27341

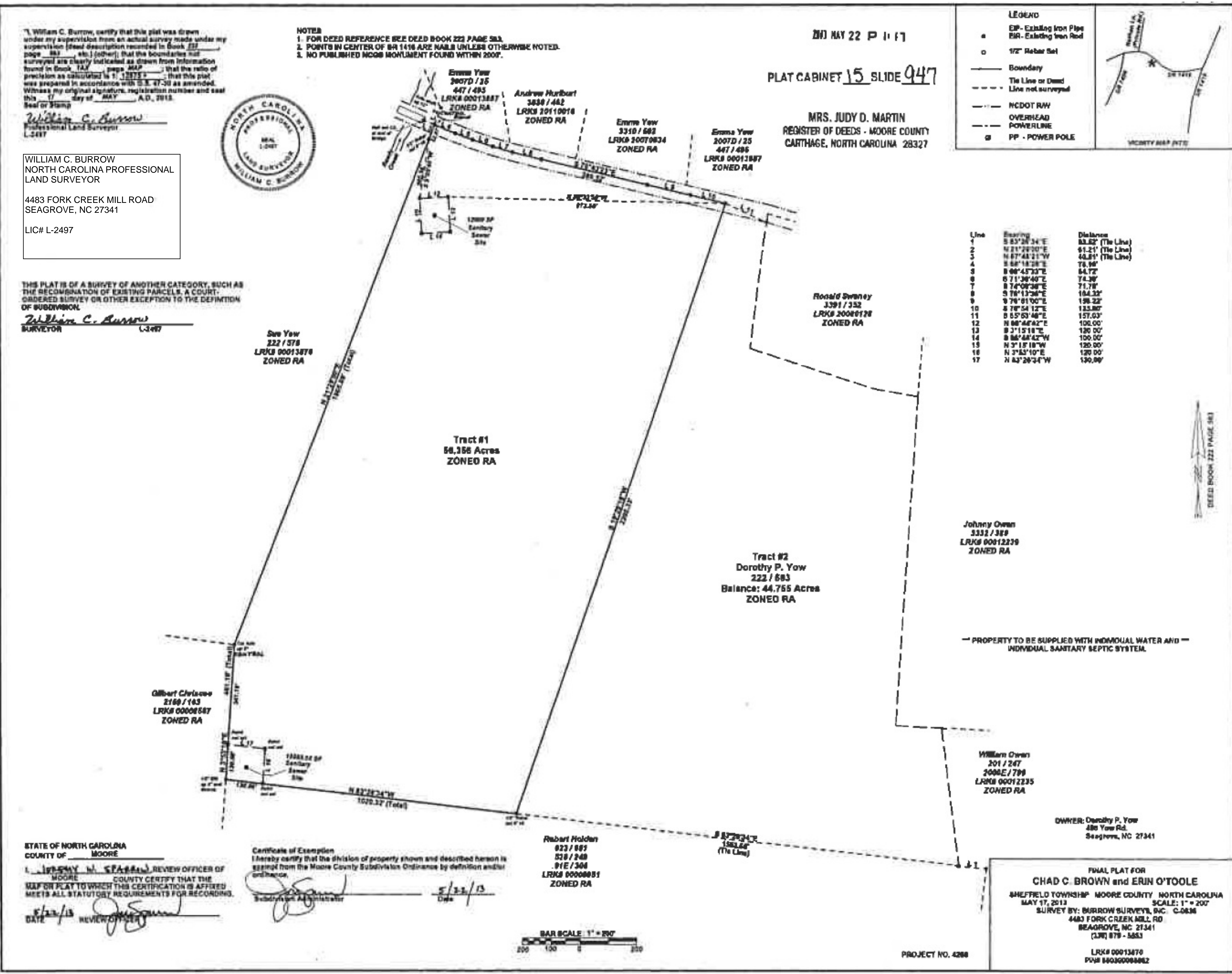
PROJECT  
YOW ROAD SOLAR  
  
PROJECT NO.  
1001

ISSUE  
3/30/2015  
  
DRAWN BY  
THOMAS  
HOUGHTON

YOW ROAD  
SOLAR PROJECT

GENERAL NOTES

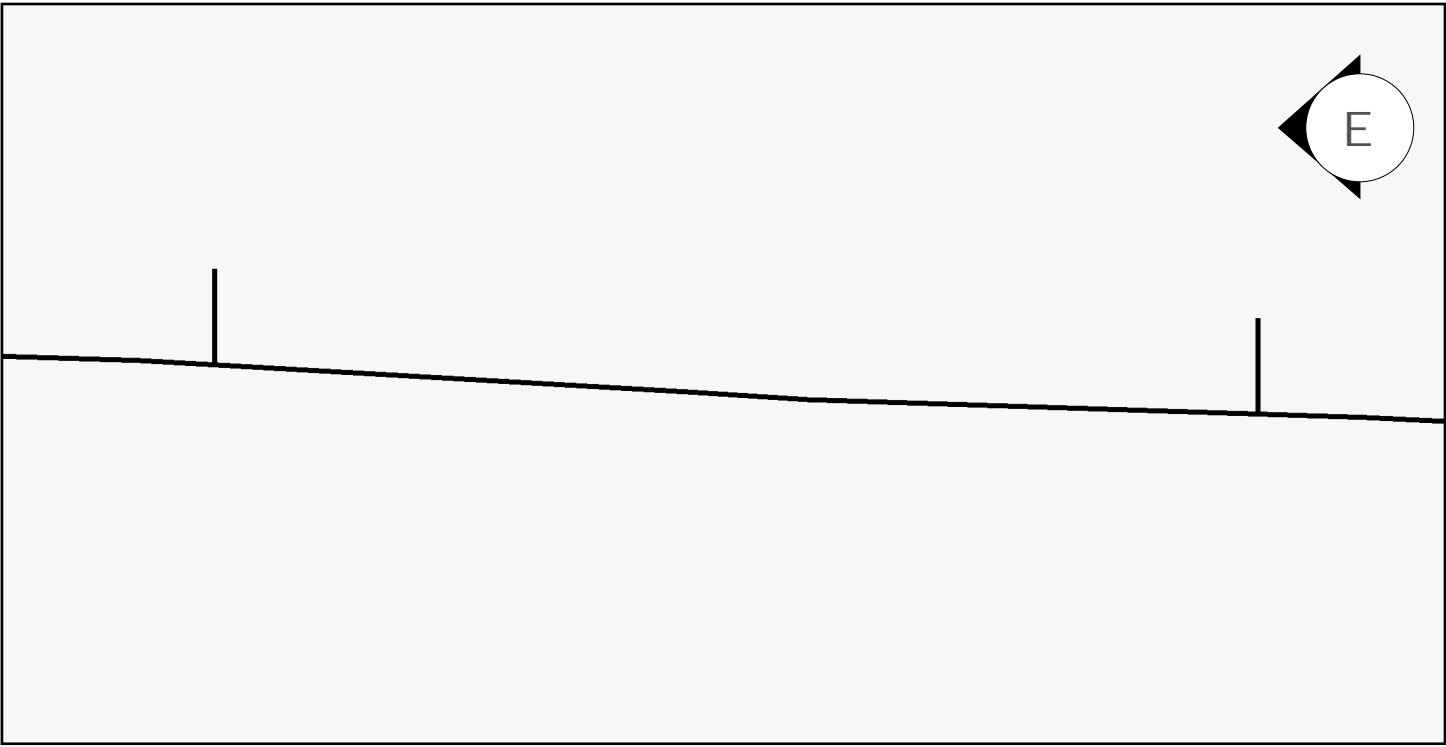




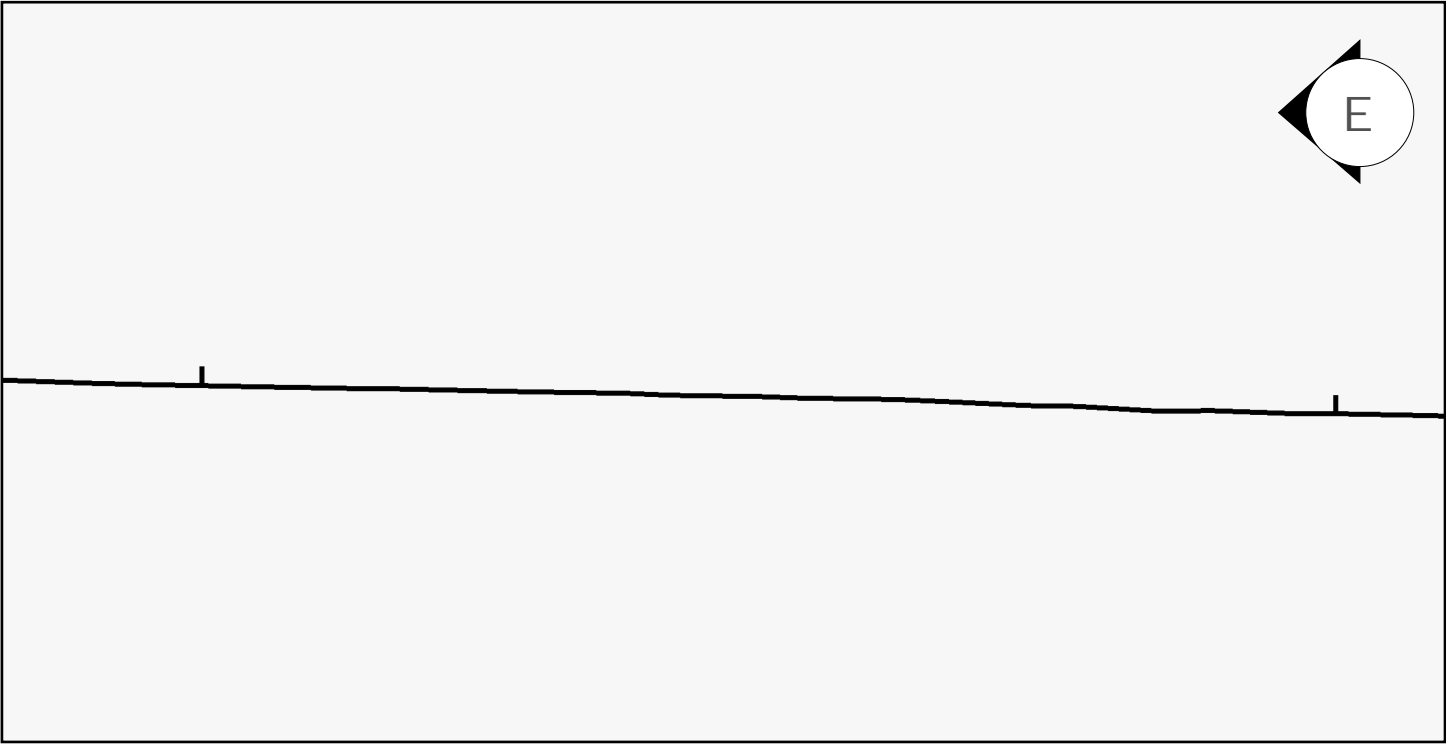




S.102 :: TOPOGRAPHIC MAP  
005 scale: 1"=150'



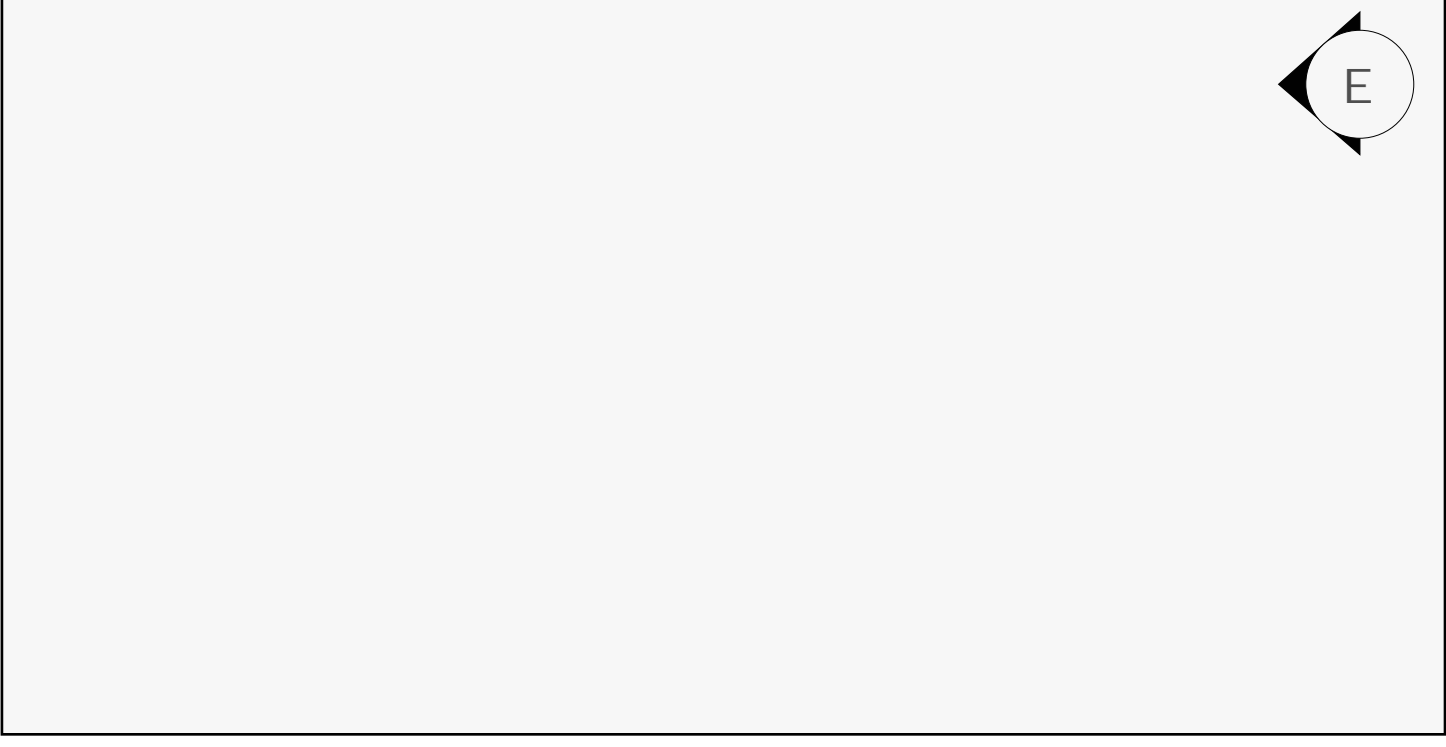
S.102 :: TOPOGRAPHIC SECTIONAL  
001 scale: 1"=30'



S.102 :: TOPOGRAPHIC SECTIONAL  
002 scale: 1"=150'



S.102 :: TOPOGRAPHIC SECTIONAL  
003 scale: 1"=150'



S.102 :: TOPOGRAPHIC SECTIONAL  
004 scale: 1"=200'



ENERPARC INC.  
1999 HARRISON STREET,  
SUITE 830  
OAKLAND, CA 94612  
1.844.367.7272

PROJECT ADDRESS  
0 YOW ROAD  
SEAGROVE, NC  
27341

PROJECT  
YOW ROAD SOLAR  
PROJECT NO.  
1001

ISSUE  
3/30/2015  
DRAWN BY  
THOMAS  
HOUGHTON

# YOW ROAD SOLAR PROJECT


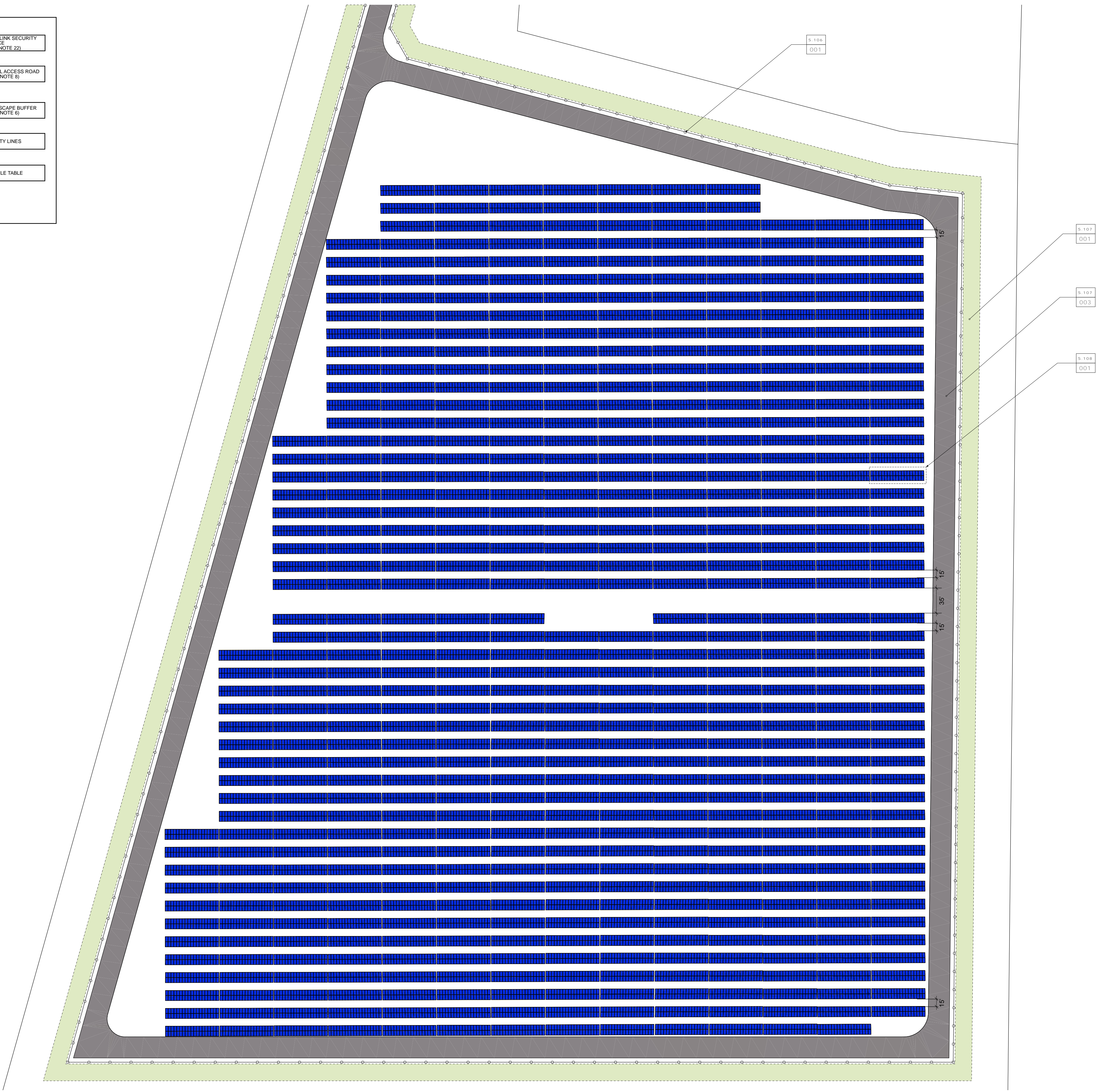
SITE TOPOGRAPHY

S.102

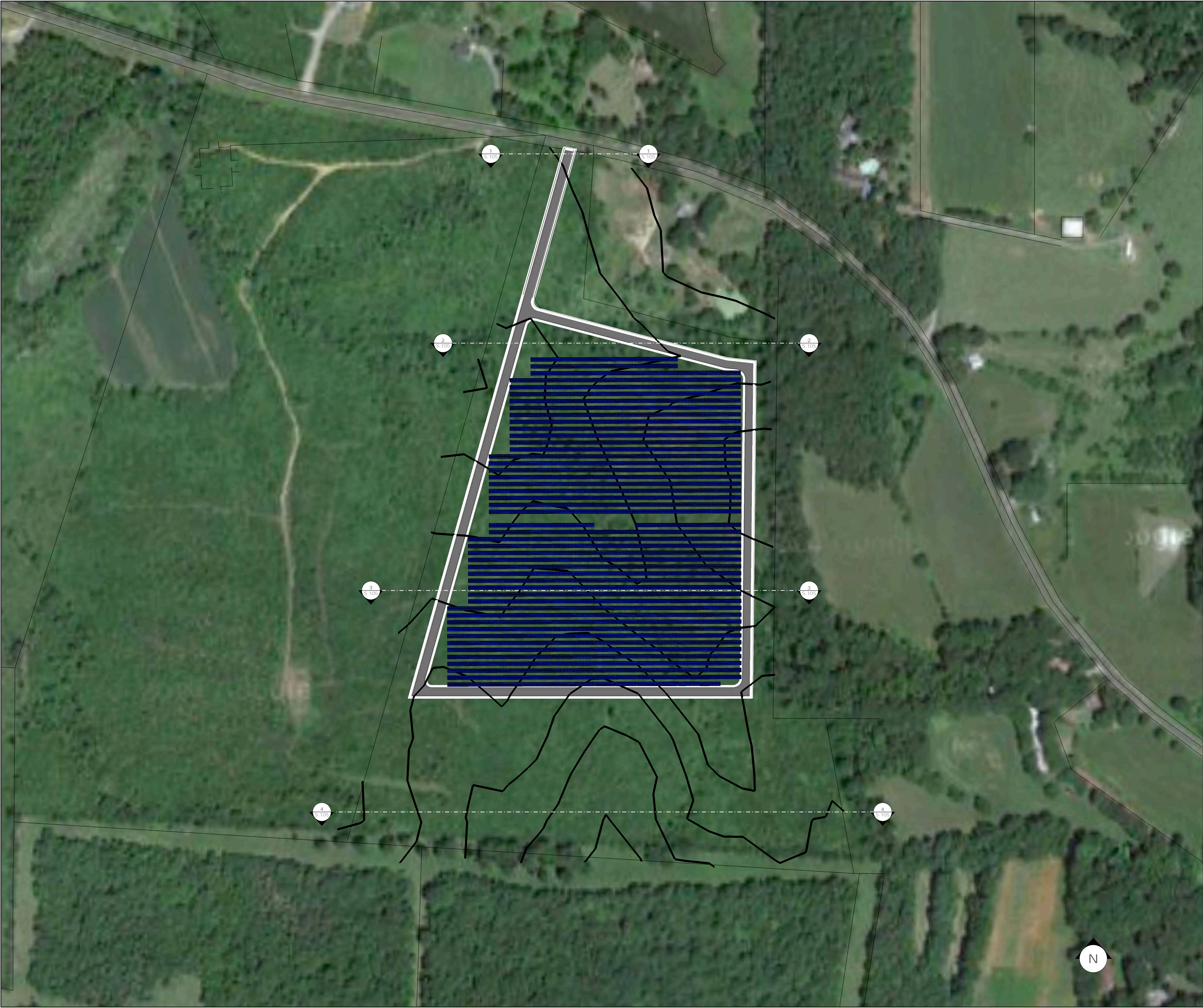




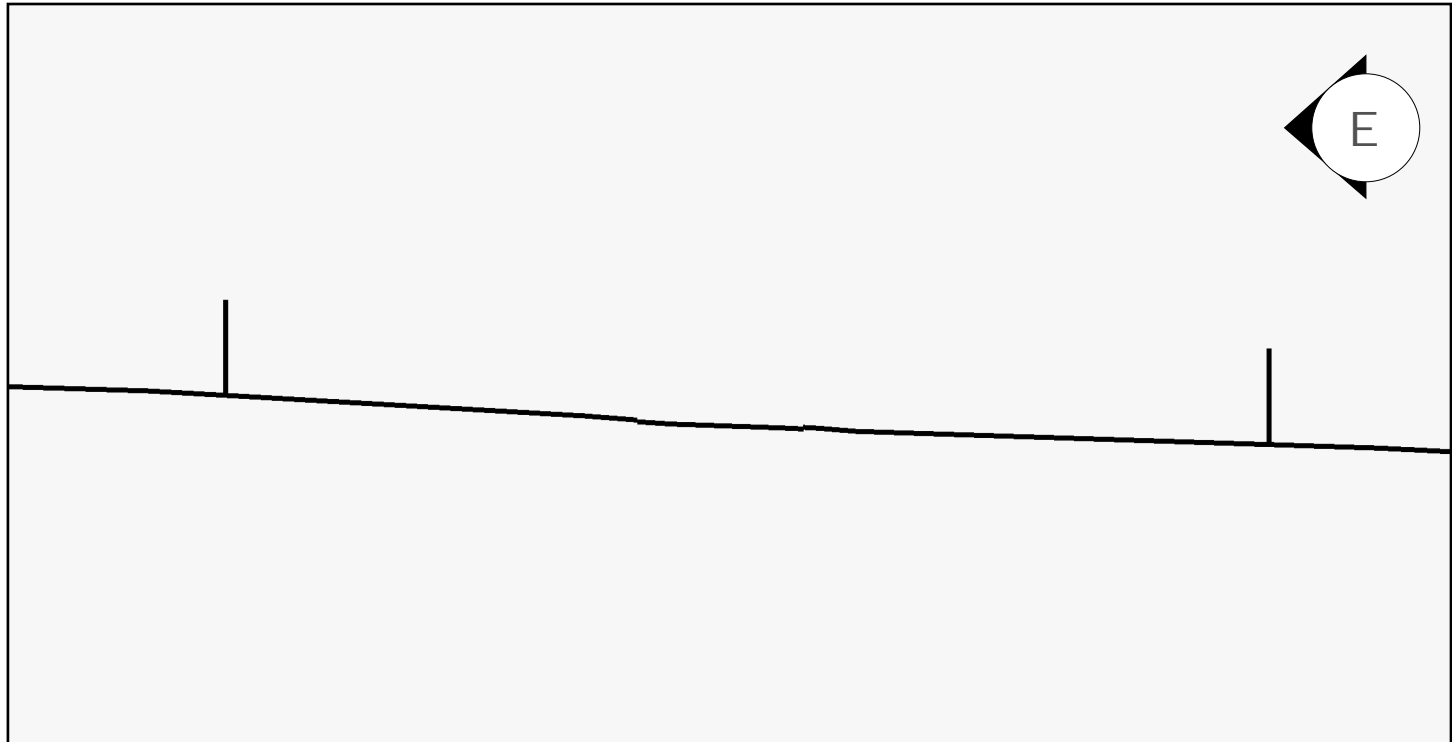




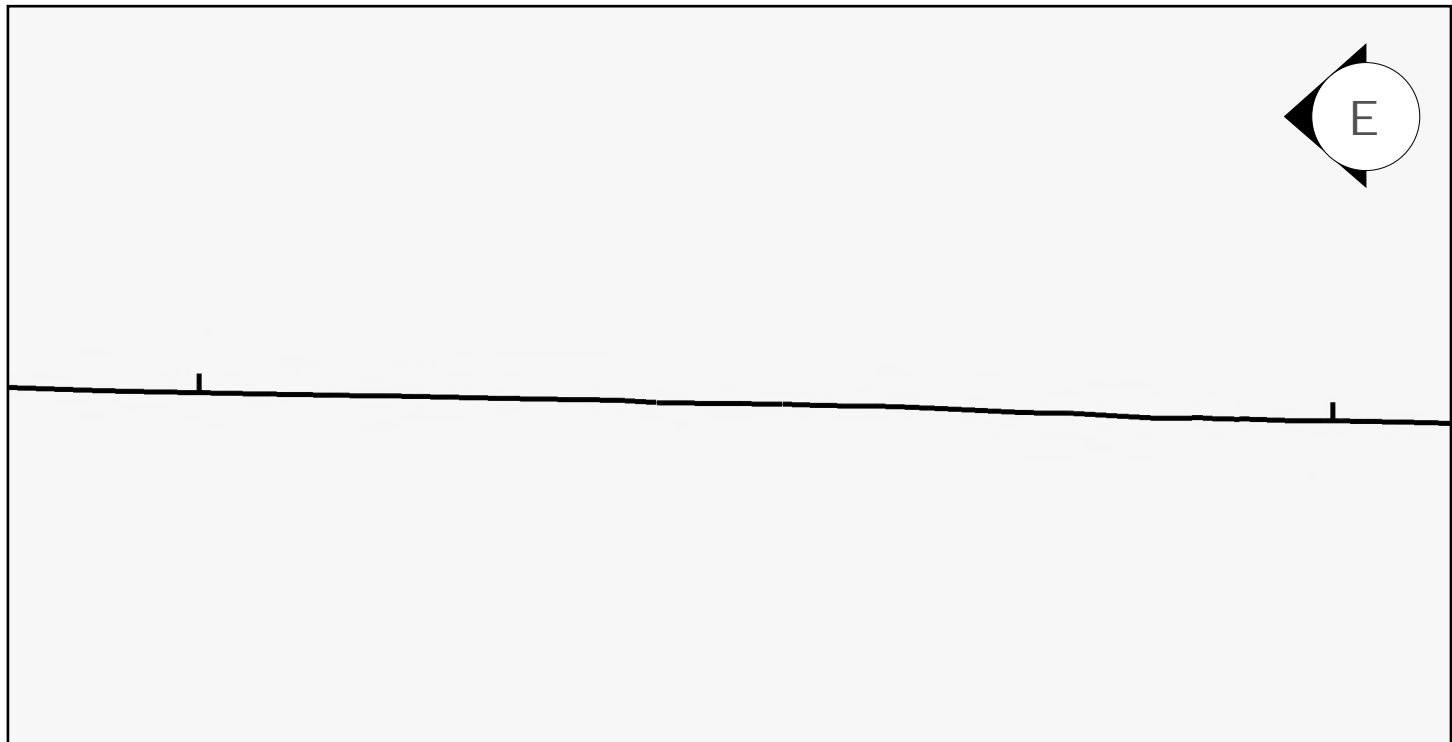




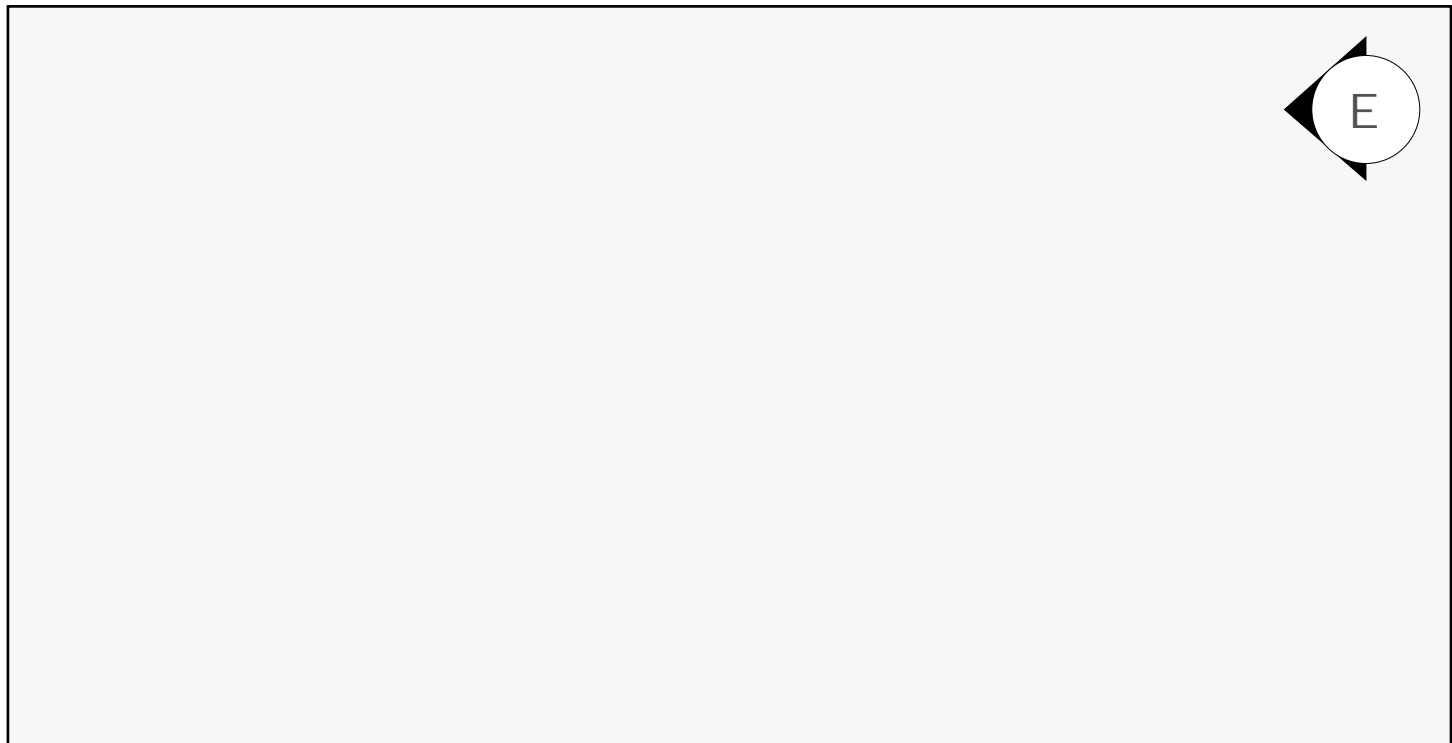
S.105 :: TOPOGRAPHIC MAP  
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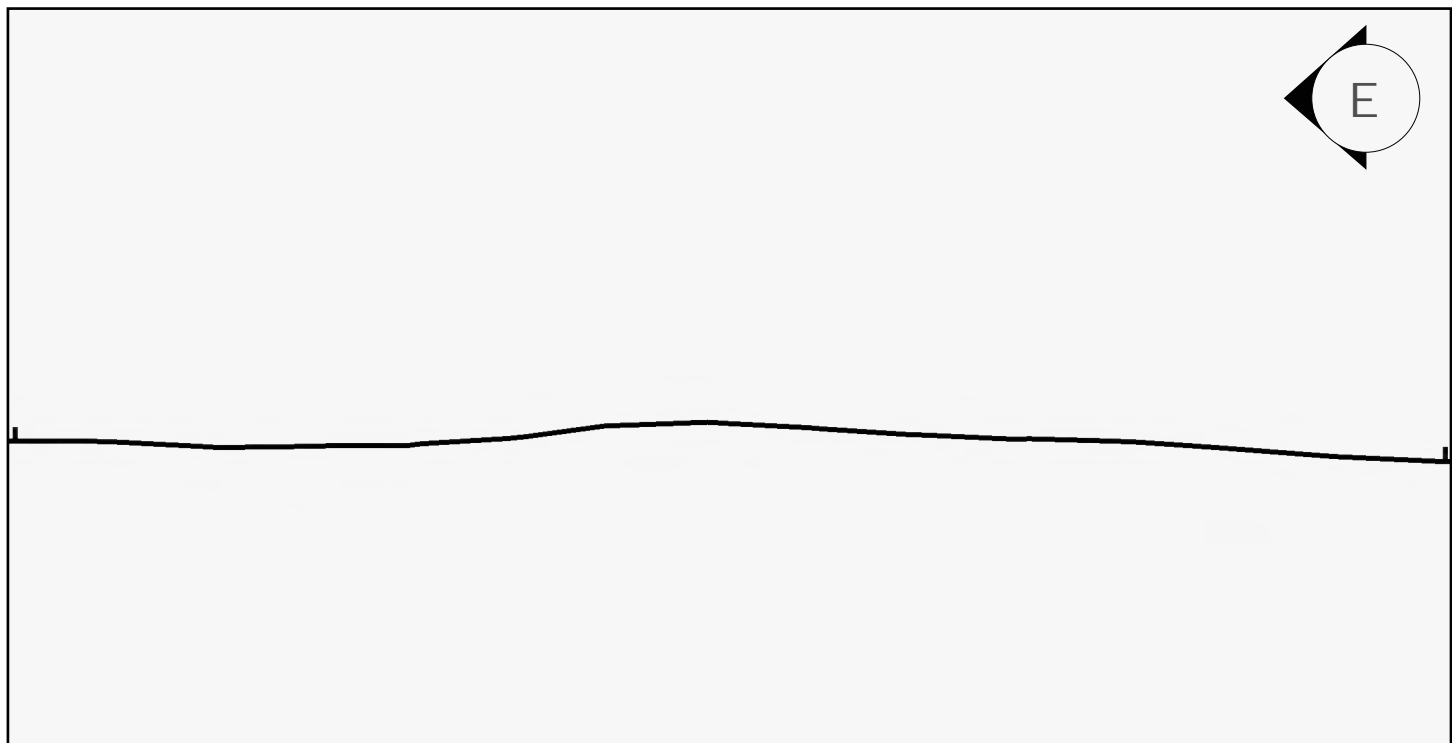
S.105 :: TOPOGRAPHIC SECTIONAL  
001 scale: 1"=30'



S.105 :: TOPOGRAPHIC SECTIONAL  
002 scale: 1"=150'

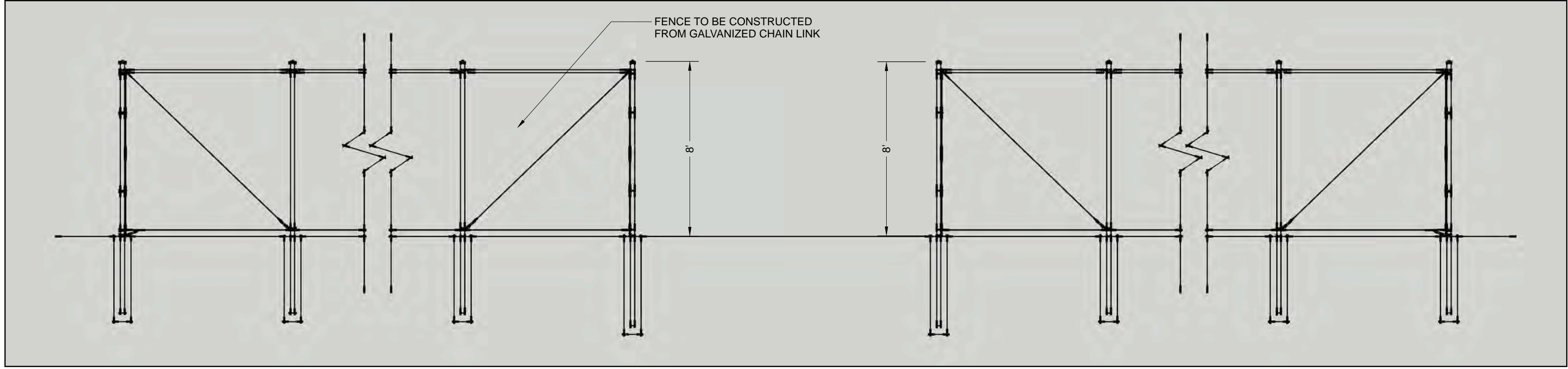


S.105 :: TOPOGRAPHIC SECTIONAL  
003 scale: 1"=150'

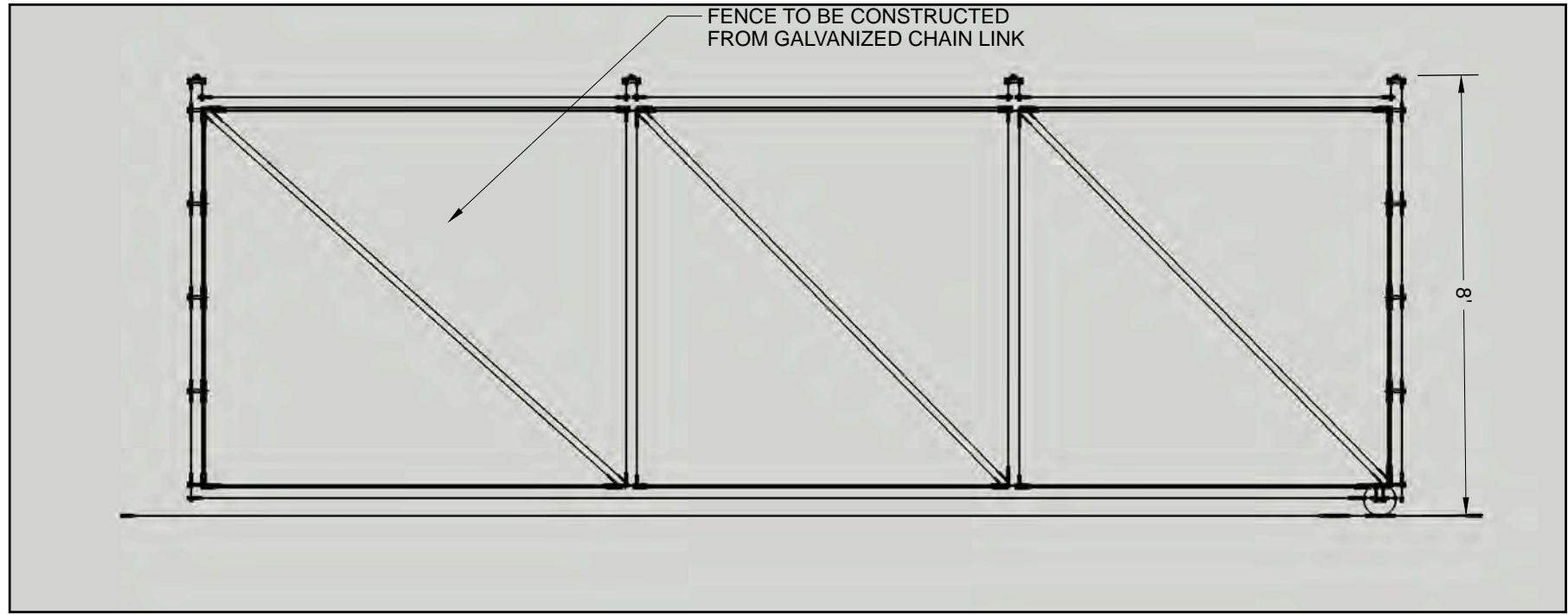


S.105 :: TOPOGRAPHIC SECTIONAL  
004 scale: 1"=200'

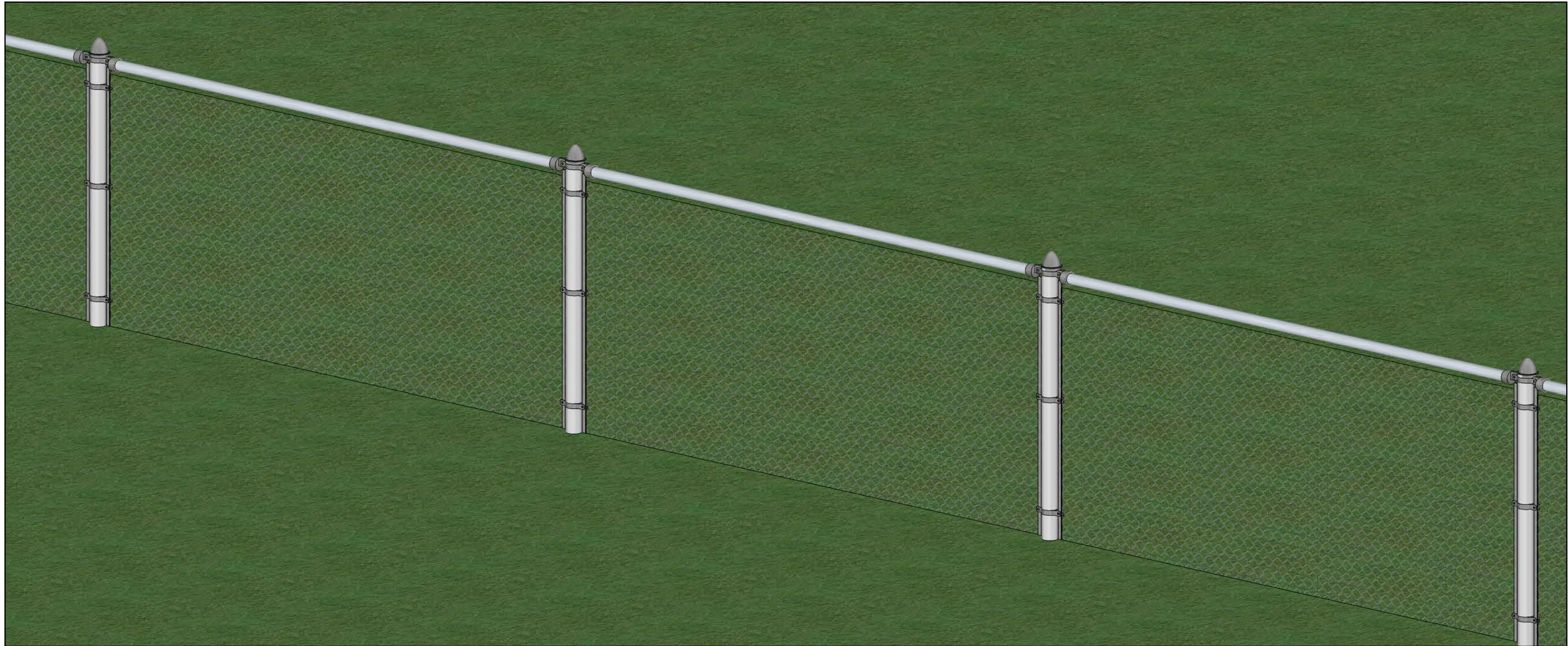




S.106 :: SECURITY FENCE DETAIL  
001 scale: NOT TO SCALE

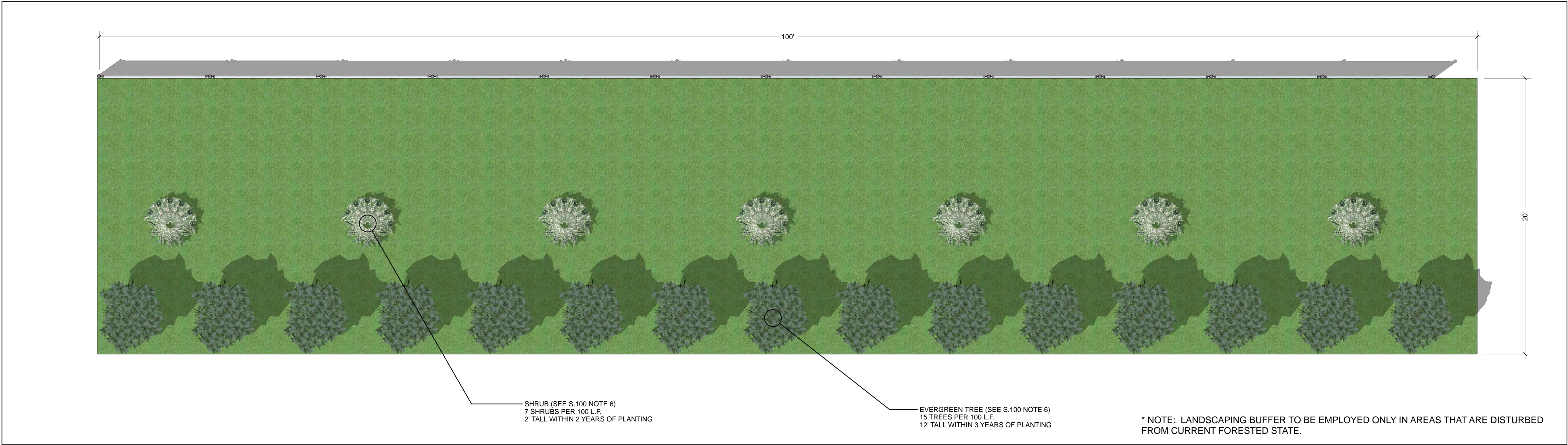


S.106 :: ACCESS GATE DETAIL  
002 scale: NOT TO SCALE



S.106 :: FENCE ISOMETRIC 3D  
003 scale: NOT TO SCALE

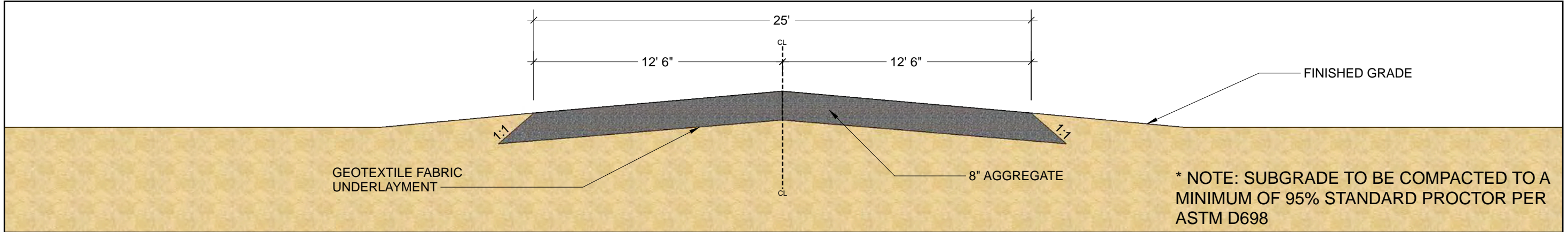




S.107 :: TYPICAL LANDSCAPING PLANTING PLAN  
001 scale: 1/2" = 1'

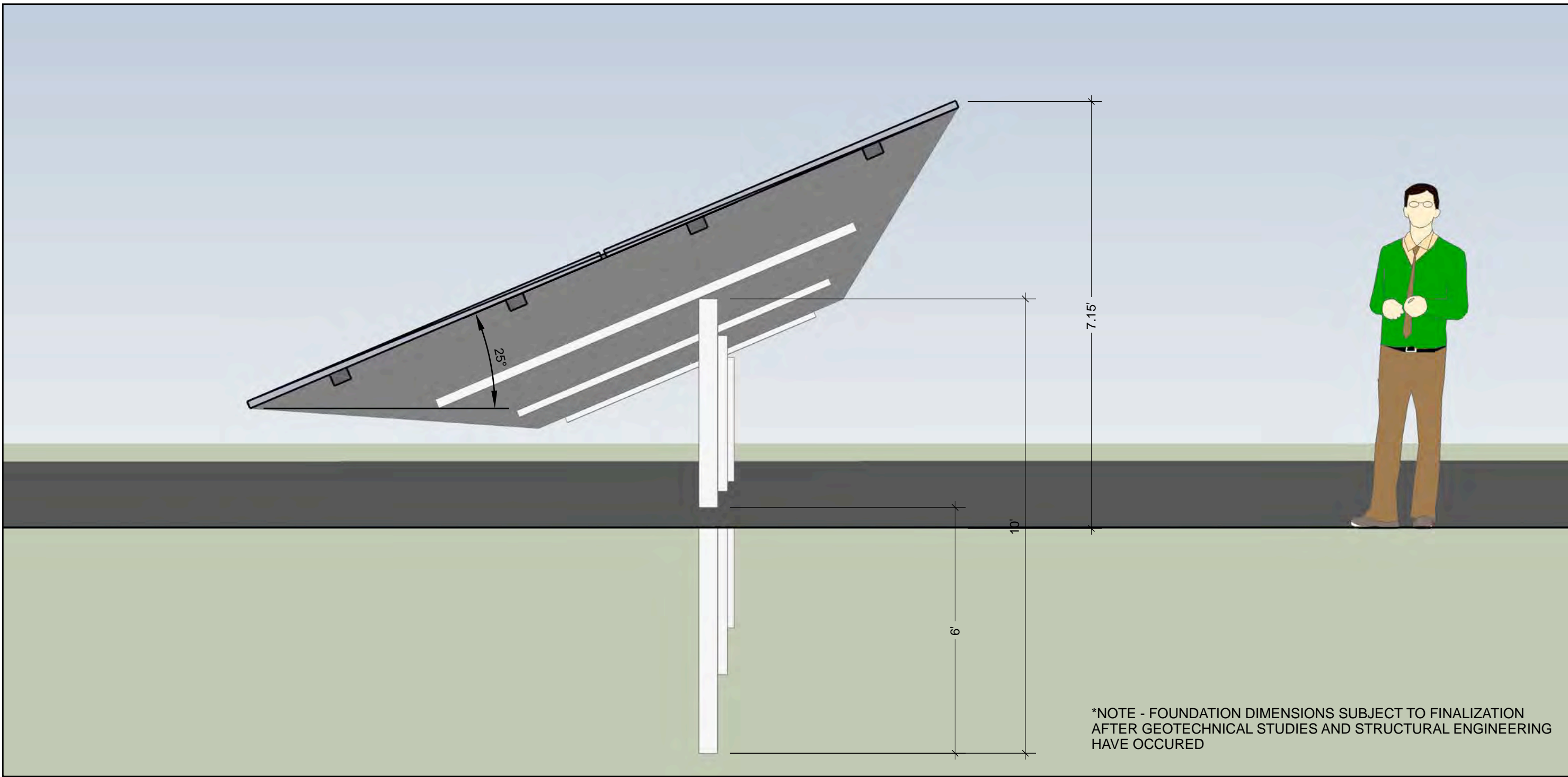


S.107 :: 3D LANDSCAPING BUFFER DETAIL  
002 scale: 3/4" = 1'



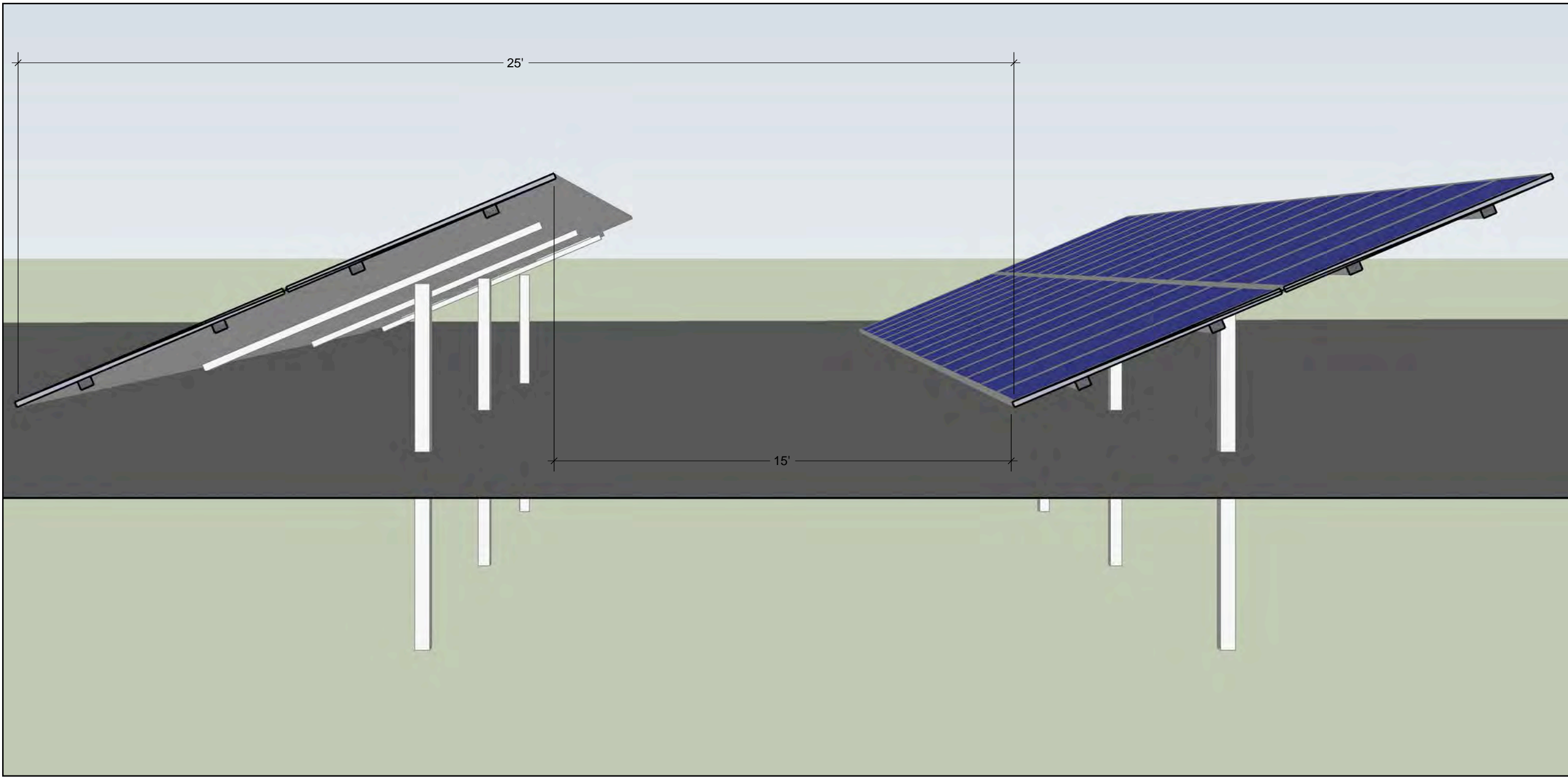
S.107 :: ACCESS ROAD SECTIONAL  
003 scale: NOT TO SCALE



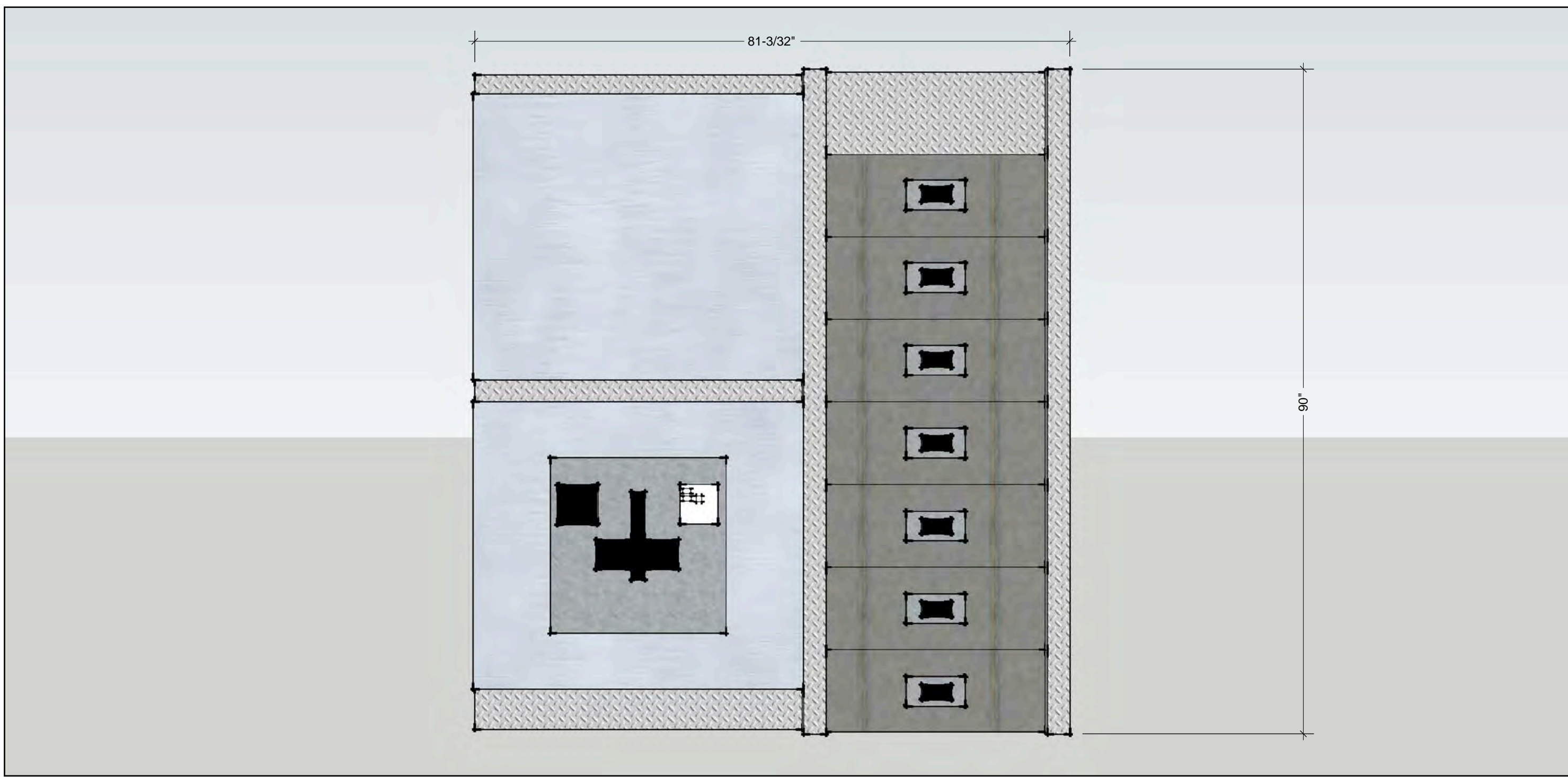


\*NOTE - FOUNDATION DIMENSIONS SUBJECT TO FINALIZATION AFTER GEOTECHNICAL STUDIES AND STRUCTURAL ENGINEERING HAVE OCCURRED

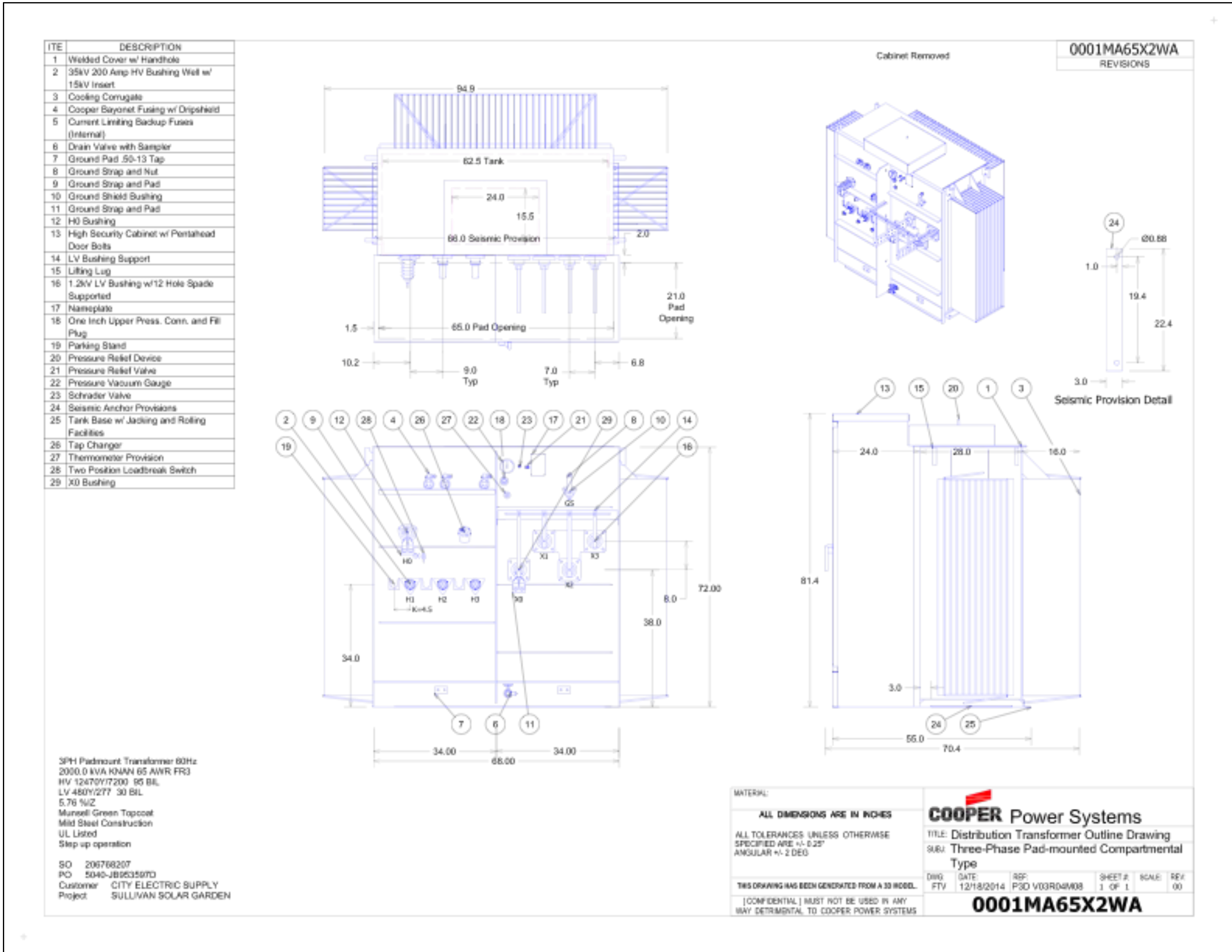
S.108 :: RACKING TABLE SECTIONAL  
001 scale: NOT TO SCALE



S.108 :: RACKING TABLE SECTIONAL  
002 scale: NOT TO SCALE

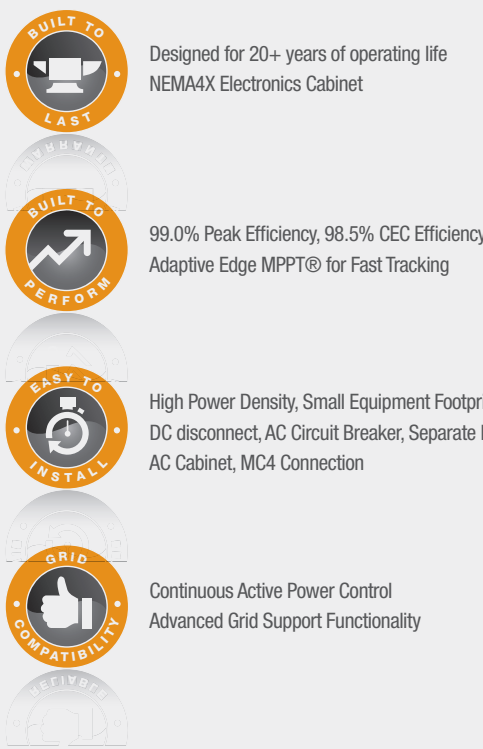
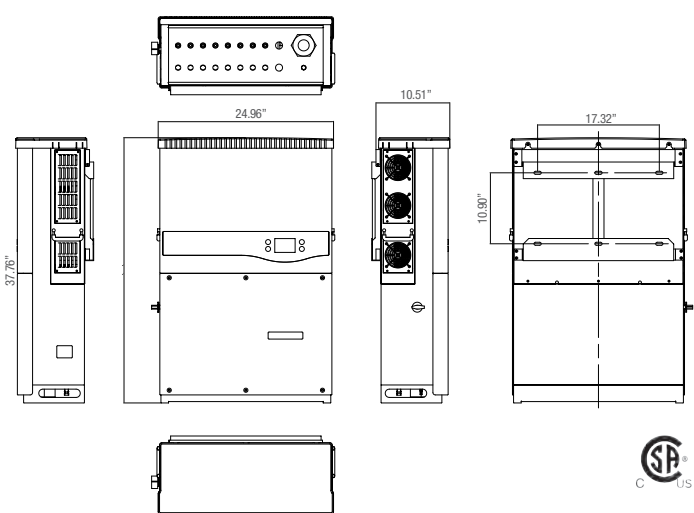


S.108 :: AC SWITCHGEAR SECTIONAL  
003 scale: NOT TO SCALE



S.108 :: TRANSFORMER DRAWING  
004 scale: NOT TO SCALE





KEY HIGHLIGHTS:

- With over 8GW deployed in more than 50 countries since 1997, we've learned some things about how to build great products. By working with our partners and listening to our customers, we've engineered and manufactured our inverters to be robust, reliable, providing maximum uptime.
- The SG60KU transformerless inverter features best-in-class peak efficiency of 99.0%. Employing a patented thermal management system, the inverter is able to operate from -13°F to 140°F (-25°C to 60°C), and up to 13,000' (4,000 m).
- The SG60KU is 1,000Vdc, designed for direct MVLT connection, is extremely light weight, and can be mounted horizontally, giving maximum design flexibility and lowering installation costs.
- Built for the grid, Sungrow inverters meet grid requirements around the world. Full remote and local power curtailment, PF, HVRT, LVRT, FRT controls via ModBus & Ethernet.

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CERTIFICATIONS

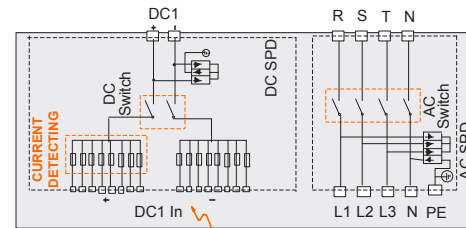
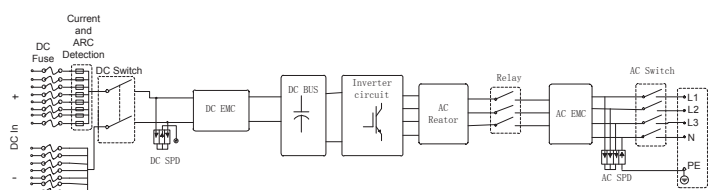
- UL1741, UL1699B, UL1998, IEEE1547, CSA C22.2 #107.1-01, FCC Class A

WARRANTY AND SERVICES

- 10 Year Standard Warranty
- Extended Warranty: 15, 20 Years
- Preventive Maintenance Plan
- 99% Up Time Guarantee
- Commissioning Services
- Systems Design Services
- Sungrow Certified Training Program

MONITORING OPTIONS

- Data Acquisition: SolarInfo Logger®
- Web Based Monitoring: SolarInfo Banks® website
- SolarInfo Design® software
- Smart Phone apps available
- Open Communication Protocol: ModBus
- Ethernet



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SG60KU

AC Voltage	220/380Vac	230/400Vac
DC		

Maximum PV Input Voltage	1000V
Start-Up Voltage	620V
Stop Voltage	500V
MPPT Voltage Range	550 - 950V
MPPT Voltage Range for Nominal Power	550 - 850V
Number of MPPTs	1
Maximum Number of PV Strings per MPPT	8
String Fuses	Positive and Negative
Maximum PV Input Current	120
Maximum Current for Input Connector	20A
AFCT	Standard
DC Disconnect	Standard
Insulation Detection	Yes
DC Surge Arrester	Type I DIN Rail Surge Arrester
AC	
Nominal AC Output Power	60000W
Maximum AC Output Apparent Power	63000VA
Maximum AC Output Current	96A
Nominal AC Voltage	3ø/3W or 4W-Ground, 220/380Vac, 3ø/3W or 4W-Ground, 230/400Vac
AC Voltage Range	310~480Vac
Nominal Grid Frequency	60Hz
Grid Frequency Range	55~65Hz
THD	<3% (Maximum Power)
DC Current Injection	<0.25A
Power Factor @ PL	>0.99 @ Default Mode at Nominal Power
Power Factor Range	0.85~0.95
AC Maximum Cable Size	6AWG, Cu or Al
AC Surge Arrester	Type II DIN Rail Surge Arrester
AC Leakage Current Detection	Yes
AC Disconnect	Yes
PROTECTION	
Anti-Islanding Protection	Yes
Low Voltage Ride Through	Standard
DC Reverse Connection Protection	No
AC Short Circuit Protection	Yes
SYSTEM DATA	
Maximum Efficiency	99.00%
CEC Efficiency	98.50%
Isolation Method	Transformerless
Ingress Protection Rating	NEMA3/ NEMA4/ Electronics
Cable Entrance	Plastic Threaded Plug
Night Power Consumption	<1W
Operating Ambient Temperature Range	-25°C to 60°C (-13°F to 140°F)
Relative Humidity Range	5~100%
Cooling Method	Smart Forced Air Cooling
Noise (dB)	<35dB
Max. Operating Altitude	13000ft (4000m) (Default) ~ 9800ft (3000m)
Display	Graphic LCD
DC Connection Type	MC4
AC Connection Type	Screw Clamping Terminal
Certification	cULus
Safety and EMC Standard	UL1741, UL1998, IEEE 1547, IEEE1547.1, CSA C22.2 #107.1-01-2001, FCC Part 15 Sub-Part B Class B Limits
MECHANICAL	
Dimensions (HxWxD)	630mm x 650mm x 267mm (25" x 25.6" x 10.5")
Mounting Method	Wall Bracket
Weight	25kg (55lbs)
COMMUNICATION	
RS485	Standard
Ethernet	Standard
VFD Dry Contact	Standard
Protocol	Modbus

JKM315P-72  
295-315 Watt  
POLY CRYSTALLINE MODULE

Positive power tolerance of 0/+3%  
ISO9001:2008, ISO14001:2004, OHSAS18001  
certified factory.  
IEC61215, IEC61730 certified products.

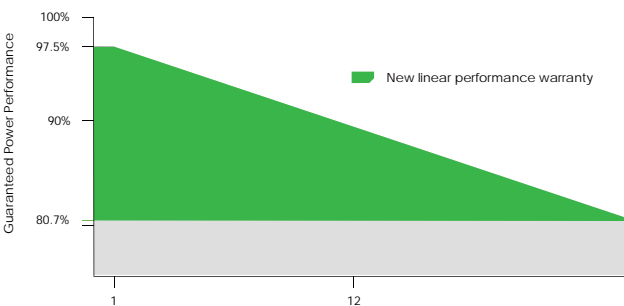


KEY FEATURES

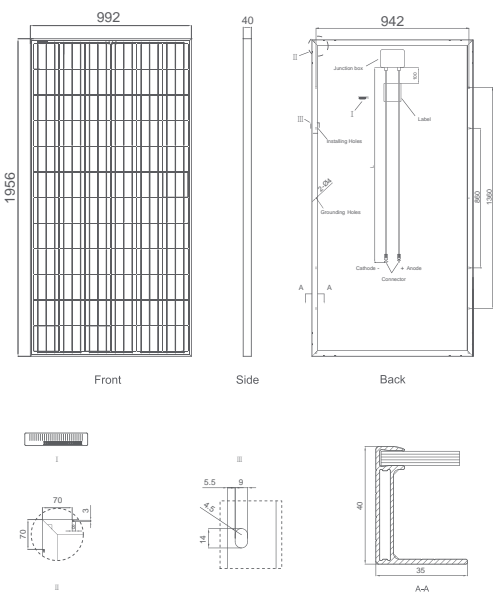
- High Efficiency:**  
High module conversion efficiency (up to 16.23%), through innovative manufacturing technology.
- Low-light Performance:**  
Advanced glass and solar cell surface texturing allow for excellent performance in low-light environments.
- Severe Weather Resilience:**  
Certified to withstand: wind load (2400 Pascal) and snow load (5400 Pascal).
- Durability against extreme environmental conditions:**  
High salt mist and ammonia resistance certified by TUV NORD.

LINEAR PERFORMANCE WARRANTY

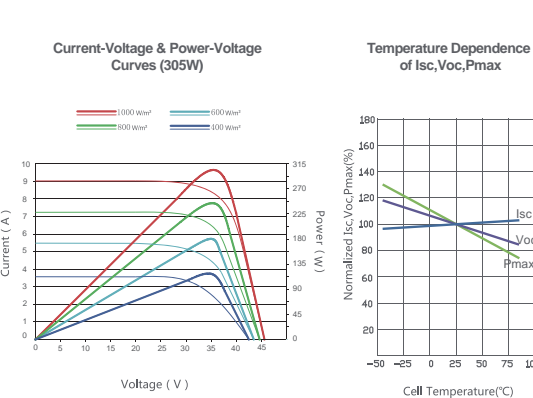
10 Year Product Warranty + 25 Year Linear Power Warranty



Engineering Drawings



Electrical Performance & Temperature Dependence



Mechanical Characteristics

Cell Type	Poly-crystalline 156x156mm (6 inch)
Module Cells	72 (6x12)
Dimensions	1956x992x40mm (77.01x39.05x1.57 inch)
Weight	26.5kg (58.4 lbs)
Front Glass	4.0 mm, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP67 Rated
Output Cables	TUV 1x4.0mm², Length:900mm

SPECIFICATIONS

Module Type	JKM295P		JKM330P		JKM360P		JKM315P	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	295Wp	218Wp	300Wp	221Wp	305Wp	225Wp	310Wp	230Wp
Maximum Power Voltage (Vmp)	36.2V	33.6V	36.6V	33.7V	36.8V	34.0V	37.0V	34.7V
Maximum Power Current (Imp)	8.15A	6.50A	8.20A	6.58A	8.30A	6.62A	8.38A	6.65A
Open-circuit Voltage (Voc)	45.1V	41.9V	45.3V	42.3V	45.6V	42.7V	46.2V	42.8V
Short-circuit Current (Isc)	8.76A	7.08A	8.84A	7.16A	8.91A	7.21A	8.96A	7.27A
Module Efficiency STC (%)	15.20%		15.46%		15.72%		15.98%	16.23%
Operating Temperature(°C)					-40°C~+85°C			
Maximum system voltage					1000VDC (IEC)			
Maximum series fuse rating					15A			
Power tolerance					0~+3%			
Temperature coefficients of Pmax					-0.41%/°C			
Temperature coefficients of Voc					-0.37%/°C			
Temperature coefficients of Isc					0.06%/°C			
Nominal operating cell temperature (NOCT)					45±2°C			

STC: ☀️ Irradiance 1000W/m²    🌡️ Cell Temperature 25°C    🌤️ AM=1.5  
NOCT: ☀️ Irradiance 800W/m²    🌡️ Ambient Temperature 20°C    🌬️ Wind Speed 1m/s

\* Power measurement tolerance: ± 3%

The company reserves the final right for explanation on any of the information presented hereby. EN-MKT-315P\_v1.0\_rev2015